



30 Mead Fields, Bridport, DT6 5RF

TO LET
£995pcm

****Coming soon**** A two bedroom house with garage and driveway parking and an enclosed rear garden in a popular residential area of Bridport, currently undergoing some refurbishment. Offered on an unfurnished basis. Energy rating D (65). Council tax band B.



A two bedroom house featuring garage and driveway parking and enclosed rear garden in a popular residential area of Bridport which is currently undergoing some refurbishment – call now, available soon!

- Entrance
Enclosed entrance porch with carpeted floors and neutrally painted walls.
- Living Room
Spacious lounge with carpet flooring and neutrally painted walls. Open access to the staircase leading to landing, and a built in stone and exposed wooden display unit/TV stand.
- Kitchen
Modern wood effect kitchen with selection of wall and base units. Black finish worktop. Tiled flooring.
- Stairs & Landing
Carpeted with neutrally painted walls.
- Bathroom
Tiled flooring, with three neutrally painted walls, one tiled in white tiles with decorative rail to centre. White suit comprising of pedestal sink, WC and bath tub with electric shower unit.
- Bedroom 2
Single bedroom with carpeted flooring and neutrally painted walls. Window facing over rear aspect.
- Bedroom 1
Double bedroom with neutral décor, carpeted flooring and a built in cupboard which houses the boiler.
- Outside the property offers an enclosed garden to the rear which features a patio and is mostly laid to lawn, a single garage and off road parking in front of the garage.

SERVICES

- Heating Type: Gas
Mains Water & Drainage
Council Tax Band: B (Dorset Council)
Energy Performance: D (65)

RENT £995.00 PCM

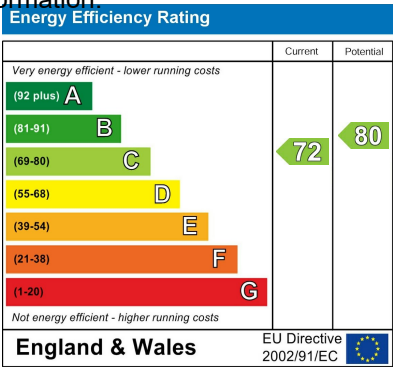
HOLDING DEPOSIT £229.61 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES

- £995.00 Rent in Advance
£1148.07Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing strictly by appointment

Ofcom suggests that standard, and superfast broadband connections should be available at the property and that some providers are likely to have limitations or may be unable to provide both voice and data services at the property, however, others should be able to offer services. We recommend checking with specific suppliers for more information.



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Estate Agents & Valuers
Residential - Commercial - Rural

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements