



45 Rope Walks, Bridport, DT6 3RH

TO LET

£850 PCM

Newly renovated One Bedroom Maisonette in Bridport town centre. Comprising of a Modern kitchen, bright living room, double bedroom with views and modern bathroom. Ideal for professionals. Available now. No Smoking. Council Tax Band: A





A newly renovated one-bedroom maisonette right in the heart of Bridport town centre.

The ground floor has a private entrance hall with Victorian-style tiled flooring and stairs leading up to the main living space.

On the first floor, there's a stylish kitchen with pastel green units, quartz worktops, tiled flooring, and appliances including an integrated oven, ceramic hob, extractor, and a freestanding fridge.

The living room is bright and airy, featuring a sash window with secondary glazing, a decorative fireplace, and neutral carpet flooring.

Upstairs, the double bedroom offers lovely views towards Colmers Hill and space for freestanding furniture. The modern bathroom includes a shower enclosure, vanity basin, WC, tiled flooring, heated towel rail and a freestanding washing machine.

Outside

No outside space with the property and no parking, however a Dorset Council Car Parking Permit can be purchased for nearby car parks.

- Living Room: 3.60m x 2.65m
- Kitchen: 2.08m x 1.83m
- Shower Room: 2.10m x 1.99m
- Bedroom: 3.55m x 2.66m

SERVICES

- Mains Electricity & Water.
- Heating Type: Electric Thermostatic Wall Heaters
- Council Tax: Dorset Council
- Council Tax currently Band: A

EPC: TBC Awaiting Renewal

Ofcom suggests that standard and superfast broadband connections should be available at the property and that some major mobile suppliers should be able to offer Likely & limited voice and data services, however we recommend checking with any specific suppliers you may wish to use.

RENT

£850.00 Per Calendar Month

£196.15 HOLDING DEPOSIT (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

- £850.00 Rent in Advance
- £980.76 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing by appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Estate Agents & Valuers  
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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