



92 West Street, Bridport, DT6 3QX

TO LET

£1300 PCM

A spacious three bedroom terraced townhouse with courtyard garden just moments from Bridport town and amenities. Council Tax Band: B EPC: D (55)



A spacious three-bedroom townhouse full of character and charm, ideally located just a short walk from Bridport's bustling town centre. Set across three floors, this elegant home offers a blend of period features and modern living, complete with a private south-facing courtyard garden.

The accommodation flows across three levels. On the ground floor, three spacious reception rooms include a formal study with wood panelling and fireplace, a bright central sitting room with glazed ceiling section and French doors to the courtyard, and a dining room with stone tiled flooring. The kitchen is fitted with bespoke units, granite worktops, a log-burning stove, a range cooker. There is space for additional appliances, plus a handy utility cupboard.

The first floor houses a generous double bedroom with en suite and large family bathroom, while the second floor includes the main bedroom with built-in storage and an additional double bedroom.

Room Measurements

Ground Floor:

Kitchen: 3.86m x 3.81m

Sitting Room: 5.21m x 3.23m

Dining Room: 3.58m x 3.33m

Study (Reception Three): 3.53m x 2.82m

First Floor:

Bedroom 2: 4.55m x 3.20m

Bathroom Family-sized, full-width.

Second Floor:

Bedroom 1: 4.50m x 3.66m

Bedroom 3: 4.57m x 2.24m

NOTE: The property is Subject to a local Dorset Section 157 Restriction – The Tenant must live or work in Dorset.

Outside

A south-facing courtyard garden with raised borders provides the perfect space for outdoor dining. Parking space may be available by separate arrangement, or a parking permit can be purchased for the Council car park nearby.

Services

Heating Type: Gas

Mains Electricity, Gas, Water & Drainage

Council Tax Band: B (Dorset Council)

Energy Performance: D (55)

Ofcom suggests that standard, and superfast broadband connections should be available at the property and that some providers are likely to have limitations on 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.

RENT £1300.00 PCM

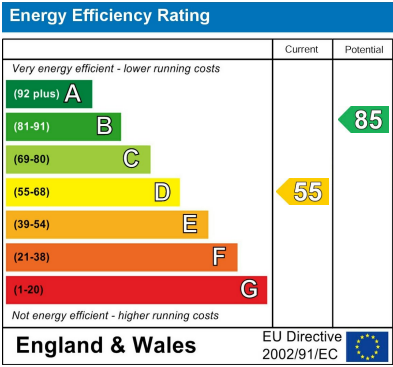
HOLDING DEPOSIT £300.00 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES

£1300.00 Rent in Advance

£1500.00 Property 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



Vicary & Co

38 South Street

Bridport

Dorset

DT6 3NN

01308 459550

info@vicaryandco.com

vicaryandco.com

Vicary & Co

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