

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



The Private House, The Gables, Broadoak, Bridport, Dorset, DT6 5NL

TO LET
£1450 PCM

A four-bedroom semi-detached farmhouse positioned in a peaceful rural setting and surrounded by open farmland; this spacious and characterful four-bedroom farmhouse offers generous accommodation, traditional features, and stunning far-reaching views. Council Tax Band: C



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Ground Floor:

Living Room

front aspect window featuring a window seat, an open fireplace, and wall-mounted shelving beneath the stairs. Wall mounted radiator. 4.33m x 4.09m

Reception Room Two / Dining Room

Offers an electric feature fireplace, front aspect window, wall-mounted shelving, and a wall-mounted radiator. 4.08m x 3.04m

Farmhouse Kitchen/ Diner

Traditional in style with a built-in double oven, stainless steel one and a half bowl sink, and stone-effect laminate worktops. Two farmhouse dressers provide character and storage, while the oil-fired Rayburn range cooker supplies the central heating and hot water. 5.75m x 3.40m

Porch & Downstairs WC:

A useful entrance area leading to a ground floor cloakroom with WC.

First Floor:

Bedroom One

A generously sized double bedroom with newly painted white walls and neutral carpet. Dual aspect windows offer panoramic views over the surrounding farmland. 4.49m x 2.60m

Bedroom Two

Another good-sized double with a built-in hand wash basin and storage cupboard below, as well as an additional built-in cupboard with shelving.

Bedroom Three

A small double room with a front aspect window enjoying countryside views. Includes an en-suite WC and hand wash basin. 3.46m x 2.38m

Bedroom Four / Study

A single bedroom, ideal for use as a study or home office, with white walls, carpet flooring, and a distinctive arched side window offering far-reaching views. 2.55m x 1.60m

Bathroom

Recently refurbished and finished to a high standard, featuring grey tiled walls, wood-effect vinyl flooring, a modern white suite including a vanity unit with hand wash basin, concealed WC,

and a bath with wall-mounted shower. Also includes a chrome towel rail and rear aspect frosted window. 2.39m x 1.79m

Landing

Cupboard housing hot water tank and an additional walk-in cupboard with work bench, could be used for home hobbies.

Outside

The property enjoys a large front garden, mainly laid to lawn, with a spacious patio seating area and a raised pond – all benefiting from beautiful views of the surrounding countryside.

Parking: On road parking in a lay-by to the right of the property, additional parking may be available at the Landlords discretion.

Location

Broad oak is a small, rural hamlet within easy reach of Bridport and the Jurassic Coast. It offers an idyllic countryside setting while remaining accessible to local amenities and schools.

SERVICES:

Mains water, electricity. Private drainage septic tank.

Council Tax Band C (Dorset Council)

Energy Performance: E (48)

Heating Type: Oil central heating from Rayburn

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

RENT £1450.00 Per calendar month

£334.61 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

£1450.00 Rent in Advance

£1673.07 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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