



Wharncliffe Wych Hill, Bridport, DT6 4JJ

A large and spacious four bedroom bungalow in a highly sought after and elevated area of Bridport, benefitting from far reaching and sea views. Council Tax Band E. Energy Rating E.



A large and spacious four bedroom bungalow in a highly sought after and elevated area of Bridport, benefitting from far reaching and sea views. Council Tax Band E. The property is arranged on a single floor and offers:

Living Room
Spacious with feature fireplace and far reaching views, including those of West Bay and the sea beyond. Carpeted flooring. French doors leading to raised patio area.

Dining Room
Archway access from living room, carpeted flooring.

Kitchen
Hard flooring with a range of base and wall units, as well as fitted oven and hob. Leading through to;

Utility Room
With fitted base and wall units and pantry cupboard. External door leading to covered area between bungalow and garage.

Family bathroom
Hard flooring with fitted bath tub, sink and WC.

Shower Room
Hard flooring with shower cubicle, WC and sink.

Bedroom 1
Generous principal bedroom with carpeted floorings and dual aspect windows.

En Suite
Hard flooring with shower cubicle, WC and sink.

Bedroom 2
Spacious double bedroom with carpeted flooring and built in wardrobe.

Bedroom 3
Double bedroom with carpeted flooring and built in wardrobe.

Bedroom Four
Small double or large single with carpeted flooring.

Outside the property offers a generous elevated patio area with far reaching views of the sea and surrounding area and a lower garden area with various mature shrubs and plants.

The proeprty also offers a double garage and driveway parking for more than one vehicle.

SERVICES
Heating Type: Gas
Mains Water & Drainage
Council Tax Band: E (Dorset Council)
Energy Performance: E (51)

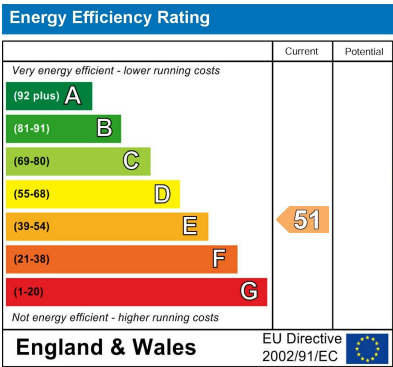
RENT £1600.00 PCM

HOLDING DEPOSIT £369.23 (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
£1600.00 Rent in Advance
£1,846.15 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

Ofcom suggests that standard, and superfast broadband connections should be available at the property and that most providers are likely to be able to offer both voice and data services at the property, however we recommend checking with specific suppliers for more information.



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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