

Vicary & Co

Estate Agents & Valuers
Residential - Commercial - Rural



4 Church Place, Bridport, DT6 3FX

**TO LET
£800 PCM**

A spacious one bedroom first floor apartment within walking distance of Bridport town centre. Hall, Kitchen, Lounge, bathroom with shower facility. Gas central heating. Double glazed windows. Regret no smoking. Unfurnished. Council Tax Band: B EPC: B (82)



HALL

Window to rear aspect. Entry phone intercom. Fitted carpet flooring. Doors to lounge, kitchen, bedroom and bathroom.

BEDROOM

Double size room. Window to front aspect. Fitted carpet flooring. Built in wardrobe with hanging rail. Radiator. TV point. 3.03m x 2.86m

BATHROOM

Velux window to ceiling. Fitted vinyl tile flooring. White contemporary style bathroom suite comprising Bath with shower facility, wash hand basin and WC. Chrome ladder style radiator / towel rail. Shaver point. 2.58m x 1.69m

LIVING ROOM

Window to front aspect. Velux window to ceiling. Fitted carpet flooring. Radiator. TV point. Telephone point. 4.91m x 3.03m

KITCHEN

Open plan to lounge area. Window to front aspect. Fitted vinyl tile flooring. Fitted wall and base units of grey colour. Built in electric fan-assisted oven / grill, with satin steel contemporary style extractor hood over hob area. Built-in fridge / freezer. Built-in washer / dryer. Work surface with inset satin steel gas hob with four burners and 1½ bowl stainless steel sink. Door to storage cupboard housing gas combination boiler. 2.60m x 1.93m

OUTSIDE

Carport with allocated parking, Bin and bicycle store.

SERVICES

Gas, Electricity and mains Water & waste connected.

COUNCIL AUTHORITY

West Dorset District Council.

Council Tax Band: B

EPC: B (82)

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

FEES

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Rent: £800.00 PCM

£184.61 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

£800.00 Rent in Advance

£923.07 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 with Vicary & Co.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

Vicary & Co

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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