



4a, Nordons, Bridport, Dorset, DT6 4DU

TO LET

£1300 PCM

Detached Two / Three bedroom Bungalow edge of Bridport with views. Hall, Living Room, Dining Room, Kitchen. Two En-suite shower rooms, Gas central heating. Enclosed garden / patio. Garage. Parking. Unfurnished. Council Tax Band: D EPC: D (68)



Detached Two / Three bedroom bungalow located to the east of Bridport town Centre in elevated position with views. Sunroom, Hall, Living Room, Dining Room, Kitchen. Two double bedrooms-each with an En-suite shower room, Cot Room / Study, Separate WC, Rear Lobby, Gas central heating. Enclosed tiered garden / patio, Garage, parking for two vehicles.

PROPERTY DETAILS

Front door from pavement steps leads into:

Sunroom / Lobby
Fitted vinyl flooring. Obscure glazed door into:

Hall
Fitted carpet flooring. Airing Cupboard. Store cupboard housing gas combi-boiler. Radiator. Doors to:

Dining Room
Sliding patio door to front, giving access to front patio. Window to side aspect. Fitted carpet flooring. Telephone point. Radiator. Serving hatch to kitchen.

Kitchen
Window to side aspect. Half glazed door to rear lobby. Fitted vinyl flooring. Ceiling downlights. Fitted wall and base units incorporating a built-in electric double oven / grill. Space for microwave. Work surface with inset stainless steel sink and gas four-burner hob. Space for fridge / freezer.

WC
Obscure glazed window to side aspect. Fitted vinyl flooring. Part-tiled walls. WC. Small wash hand basin.

Cot Room / Study
Window to side aspect. Fitted carpet flooring. Radiator. Small wash hand basin in corner. Fitted corner shelving.

Bedroom One
Double size room. Window to rear aspect. Fitted carpet flooring. Built-in wardrobes with shelving and hanging rails, with sliding mirrored doors to front. Radiator. Telephone point. Door to

En-Suite Shower Room
Fitted vinyl flooring. Corner shower cubicle incorporating thermo shower unit. Vanity wash hand basin. Electric heated towel rail. Shaver point.

Bedroom Two
Double size room. Window to rear aspect. Fitted carpet flooring. Built-in wardrobes with shelving and hanging rails, with sliding mirrored doors to front. Radiator. Telephone point. Door to

En-Suite Shower Room
Fitted vinyl flooring. Shower cubicle incorporating electric shower unit. Vanity wash hand basin. Ladder style radiator. Shaver point. Extractor fan.

Lounge
Sliding patio door to front, giving access to front patio. Window to side aspect, giving borrowed light from sunroom. Ceiling and wall lights. Fitted carpet flooring. Two radiators. Telephone point. Radiator. TV point.

Outside
Steps from pavement up to front enclosed garden, with small lawn, garden and patio. Steps from patio down to further enclosed lawn. Garage with power and lighting. Parking Space.

SERVICES
Gas, Electricity and mains Water / Sewerage connected

COUNCIL AUTHORITY
West Dorset District Council.
Council Tax Band D

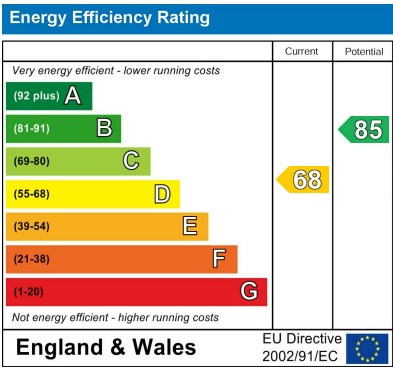
ENERGY PERFORMANCE D (68)

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



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Vicary & Co
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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