



7 Park Road, Bridport, DT6 5DA

TO LET

£1250 PCM

Three bedroom terraced house, located in a quiet location on the western side of Bridport, Hall, Living / Dining Room, Kitchen, two Double Bedrooms, Bathroom. Enclosed Garden to rear. Parking and Garage. EPC: C (71) Council Tax Band: C No Smoking



A well-presented three-bedroom home in a popular residential location. The ground floor offers a spacious open-plan living and dining area with bay window to the front, French doors to the rear garden, and a wood-burning stove. The adjoining shaker-style kitchen includes a built-in oven, gas hob, and space for appliances, with direct access to the garden.

Upstairs, there are two double bedrooms, a single bedroom/study, and a modern bathroom with bath and wall shower.

Outside, the property benefits from an open-plan front garden and an enclosed rear garden with patio and laid-to-lawn.

Single Garage and parking to rear.

The property is pleasantly situated in this small and popular private cul-de-sac being just a few minutes walking distance of the town centre. Located on Dorset's famous Jurassic Coast in the bustling market town of Bridport and within easy reach of the idyllic fishing harbour of West Bay only a short drive away. Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Surrounded by beautiful countryside, West Bay also marks the north-west end of the famous Chesil Beach.

Local facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth.

Services
Electricity, Water, Air Source Heat Pump

Council Authority: West Dorset District Council
Council Tax currently Band: C

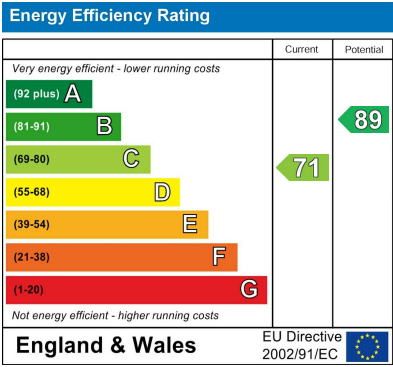
Energy Performance: C (71)

RENT £1250.00 Per calendar month

HOLDING DEPOSIT £288.46 (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
£1250.00 Rent in Advance
£1442.30 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewings Strictly By Appointment.



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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