



107 West Bay Road, Bridport, DT6 4AY

A well presented One Bedroom top floor apartment with sea views, conveniently located close to Bridport & West Bay. Property benefits from off-road parking. Energy Rating: C. Council tax Band: A



A well presented second floor apartment with sea views, close to Bridport Centre & West Bay.

Front door into
Communal hall, stairs to first and second floor.
Second Floor, Front door into:

Hall
Fitted neutral carpet flooring. Frosted glass doors to open plan Living Room/ Dining & Kitchen area, shower room and bedroom.

Door into:
Living Room/ Dining & Kitchen area 7.86m x 2.93m

Living Room/ Dining area
Window to rear aspect. Fitted neutral carpet flooring. Feature fireplace with slate effect heath and wood surround, incorporating a contemporary stale pebble effect electric fan fire. Radiator. Telephone point. TV Point. 5.19m x 3.48m

Kitchen area
Window to front aspect with views over countryside and towards West Bay. Pale wood effect laminate floor. Wood effect walls units with matching base units, incorporating a built-in fan-assisted oven. Freestanding under-counter fridge and freezer. Freestanding black washing machine/dryer. Granite effect worksurface with inset electric ceramic hob with four heat zones. Inset stainless steel sink with electronically controlled mixer tap. Extractor fan.
2.49m x 2.93m

Bedroom
Double size bedroom. Two windows to side aspect, one with views across West Bay & East Cliff. Fitted neutral carpet flooring. Sea views. 3.82m x 3.51m

Shower Room
Smoked glass entry door with exposed wooden beams. Glazed ceramic tile floor with mosaic tiled walk in shower area. Walls tiled with agate effect ceramic tiles. Thermo shower with large 'rainfall' shower head and additional shower spray. Hand wash basin located over red vanity unit. Mirror cabinet with shaving socket located inside.
Contemporary style WC with concealed cistern with electronic flush control. Contemporary style glass fronted radiator. Extractor Fan. 2.55m x 1.30m

Outside
No outside space. Allocated Parking.

Regret: No Pets, No Smoking.

Services
Electricity, Water and Waste.

COUNCIL AUTHORITY West Dorset District Council
Council Tax Band: A

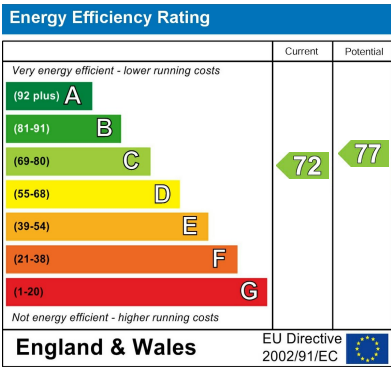
ENERGY PERFORMANCE: C (72)

RENT
£825.00 PCM

HOLDING DEPOSIT £190.38 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. 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
£825.00 Rent in Advance
£951.92 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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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