

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers

Residential - Commercial - Rural

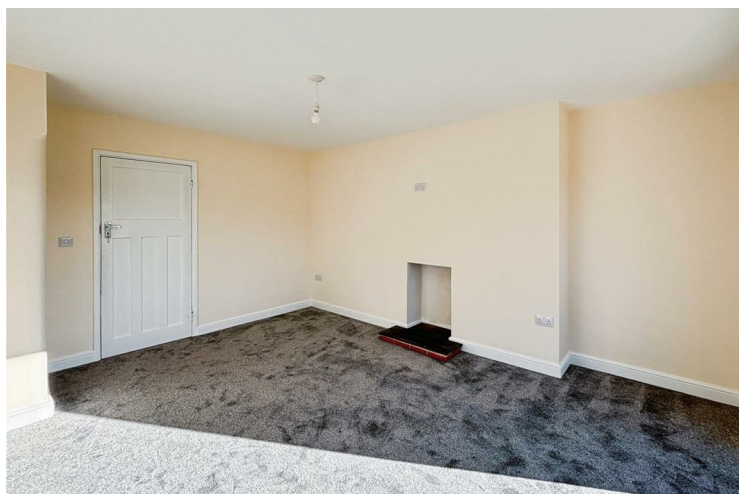


7 Ridgeway, Bridport, DT6 3ED

TO LET

£1500 PCM

Beautifully Renovated Three-Bedroom Detached Home conveniently located on the outskirts of Bridport town near near Colfox School



This newly refurbished three-bedroom detached house is set in a sought-after location close to Colfox School, offering modern living, generous space, and a sunny south-facing garden.

The entrance hall leads to a stylish open-plan kitchen–diner featuring a central island, integrated under-counter oven, ceramic hob, and stainless-steel one-and-a-half-bowl sink, all set on contemporary flooring. Wide patio doors open onto the garden, creating a bright and sociable space. The living room also has its own set of patio doors, providing a seamless connection between indoor and outdoor areas. A ground-floor cloakroom WC adds further convenience.

Upstairs, a spacious landing gives access to three double bedrooms. The main bedroom overlooks the south-facing garden and includes a private en-suite with a double shower, modern fittings, and stone-effect finishes. The second bedroom is a rear-aspect double with garden views, while the third is a front-aspect double. All bedrooms are fitted with modern USB-enabled plug sockets. The family bathroom features stone-effect finishes, a vanity basin, bath with shower, chrome towel rail, and a lit mirror.

The south-facing rear garden is mainly laid to lawn with a large patio area, ideal for outdoor dining and relaxation. The property also benefits from a separate garage and parking for two cars.

SERVICES:

- Mains water, gas, electricity and drainage.
- Council Tax Band D (West Dorset)
- Energy Performance: TBC
- Heating Type: Gas Central Heating

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

RENT £1500.00 Per calendar month
£346.15 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
£1500.00 Rent in Advance
£1730.76 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



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

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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