

**22 West Allington, Bridport, DT6 5BG****TO LET****£2500 PCM**

A Six bedroom Georgian semi-detached family home situated close to the heart of Bridport town. This highly desirable property offers spacious accommodation throughout with an enclosed lawn garden and off road parking. Council Tax Band: D EPC: E (48)



This commanding Georgian style family home is situated close to the heart of the famous rope making town of Bridport. Many of the fine period features are still found in this character rich residence, they include: Flagstone floors, high ceilings, wooden shutters and sash windows.

The accommodation boasts a large entrance hall with access to the cellar, door to a large living room with sun room on the side to the garden. A separate dining room with door to the large farmhouse style kitchen with aga, a separate scullery and downstairs bathroom. On the first and second floors there are six bedrooms including the principle bedroom with en-suite facilities and two further bathrooms.

SITUATION

The property is 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, museum and medical centre. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

OUTSIDE

To the front of the property there is an enclosed lawned garden.

Off Road parking is also provided.

SERVICES

Mains electricity, water and drainage with gas central heating

COUNCIL AUTHORITY

West Dorset District Council

Council Tax Band: D

ENERGY PERFORMANCE: E (48)

RENT £2250.00 PCM

HOLDING DEPOSIT £519.23 (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

£2250.00 Rent in Advance

£2596.15 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing by appointment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Estate Agents & Valuers
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