

**25 Caley Way, Bridport, DT6 3HD****TO LET****£1200 PCM**

Coming soon - A newly renovated two bedroom detached bungalow on the Northern side of Bridport in the village of Bradpole. Benefitting from two bedrooms, newly fitted kitchen, living room, family bathroom, garden off-road parking and single garage. Council Tax Band: D EPC: C (69) No Smoking



Newly renovated two-bedroom detached bungalow is situated in a quiet location on the northern side of Bridport, within the popular village of Bradpole. The property benefits from front and rear gardens, driveway parking for several vehicles, and a single garage.

The accommodation is well arranged, with a living room to the front aspect, providing a bright and comfortable space. The property features a newly fitted modern kitchen diner, offering high-gloss wall and base units, marble-effect laminate worktops, and metro-style tiled splashbacks. Integrated appliances include a single oven and electric ceramic hob.

The bathroom is fitted with a bath with shower facility, WC, and hand wash basin, with a side-aspect obscure glazed window. To the rear of the property are two double bedrooms, enjoying views over the rear garden.

#### Services

Electricity, Gas, Mains water & drainage

Council Authority: West Dorset District Council

Council Tax currently Band: D

Energy Performance: C (69)

RENT £1200.00 Per calendar month

HOLDING DEPOSIT £276.92 (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

£1200.00 Rent in Advance

£1384.61 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(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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**Vicary & Co**

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