

**Vicary & Co**

Estate Agents & Valuers  
Residential - Commercial - Rural



**10 Wykes Gate Downes Street,  
Bridport, DT6 3JR**

**TO LET  
£650 PCM**

A newly refurbished First Floor Studio Apartment centrally located within Bridport town close to shops and amenities. Council Tax Band: A EPC: C (69)



Open-plan Living Bedroom/ Kitchen 6.22m x 3.21m  
Newly furnished with magnolia painted walls, grey wood effect laminate flooring, a built-in storage cupboard/ wardrobe, tall wall-mounted radiator. Double doors open to the Juliet balcony.

Kitchen Area – Modern grey kitchen with marble effect laminate worktop, ceramic white tiles, stainless steel sinking and drainer, built-in two heat zone ceramic hob, a built-in undercounter oven and extractor above, ceramic tiled flooring.

Bathroom  
White suite comprising of a bath with wall mounted shower, pedestal hand wash basin and WC.  
1.73m 1.48m

Just off the bathroom is an airing cupboard housing the hot water tank.

Downstairs on the ground floor is a storage cupboard for the apartment.

There is no parking with the property, however on street parking or car park permits are available locally from the Council.

SERVICES

Electricity, Gas central heating from main communal system (Gas billed to tenant quarterly), mains Water / Waste connected.

COUNCIL AUTHORITY

West Dorset Council  
Council Tax Band A

ENERGY PERFORMANCE EPC C (69)

RENT £650.00 Per calendar month

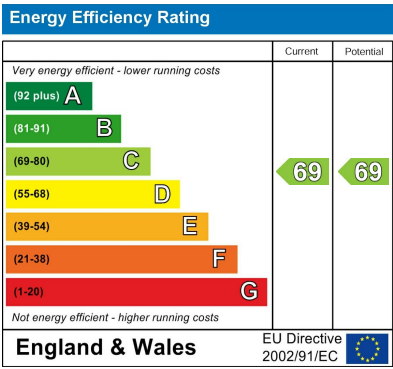
£150.00 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES

£650.00 Rent in Advance  
£750.00 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.



**Vicary & Co**  
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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