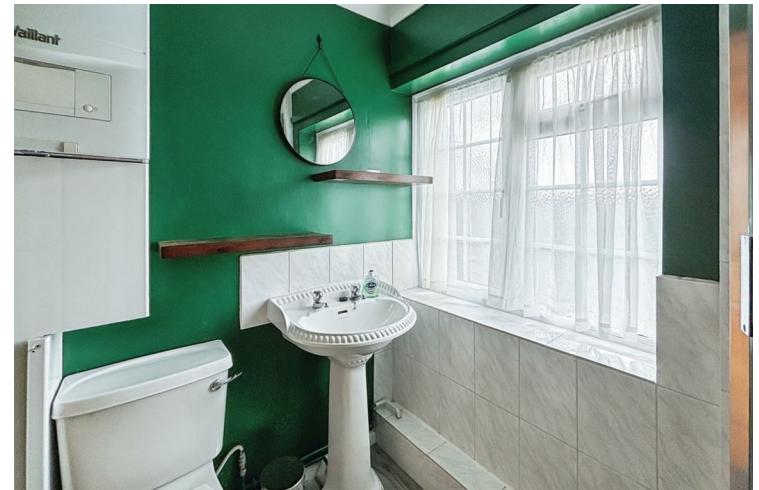




## Foundry Knapp West Road, Bridport, DT6 5JU

A well presented one bedroom Annexe located on West Road in Bridport, benefitting from views over the surrounding countryside. Council Tax Band: B. Energy Rating: TBC.



A well presented one bedroom annexe located within easy distance of Bridport town centre and the village of Symondsbury.

The property opens into a galley style kitchen which is well equipped and offers space for all necessary white goods and leads on to a spacious living room area.

Upstairs, there is a spacious double bedroom equipped with storage and scenic views, plus a shower room.

Offered on an unfurnished basis, the property is available immediately.

Living room – 3.83m x 3.73m

Kitchen – 1.22m x 4.05m

Bedroom – 2.72m x 3.07m

Bathroom – 2.16m x 1.69m

#### FEES

RENT £800.00 PCM

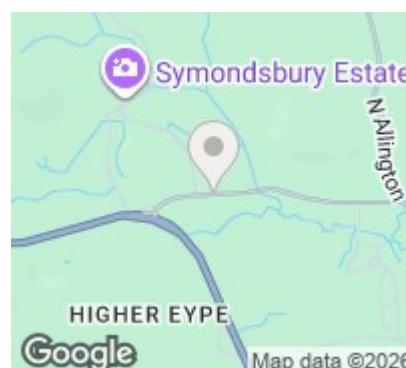
**HOLDING DEPOSIT £184.61** (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

**DEPOSIT £923.07** Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Energy Performance Rating: TBC

Council tax band: B

Viewing 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	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**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

