



**Flat A, 27 East Street, Bridport, DT6 3JX**

**TO LET**

**£640 PCM**

Second floor Studio flat with spacious feel, in Bridport town centre. Studio area with kitchenette and built-in wardrobes. Kitchenette has built-in oven and hob. Shower Room. Electric heating. No Pets due to lease. Council Tax Band: A EPC: D (68)



### STUDIO ROOM WITH KITCHENETTE

Vaulted ceiling with exposed beams. Secure entry phone. Window to front aspect with views along East Street. Fitted carpet flooring. Night Storage Heater. Telephone point. TV point.

### KITCHENETTE

Fitted vinyl flooring. Fitted wall units of grey colour, with satin steel canopy style extractor hood. Fitted matching base units with built-in under counter fridge and built-in electric oven. Work surface with electric hob and inset deep stainless steel sink. Part tiled over work surface.

### SHOWER ROOM

Obscure glazed window to side aspect. Ceramic tiled floor. Corner curved shape shower cubicle with thermo shower unit. Chrome finish electric towel rail / radiator. Haver light / point. Electric downflow fan heater.

### OUTSIDE

No outside space. No parking space.

### SERVICES

Electricity and mains Water / Waste connected.

### COUNCIL AUTHORITY

Dorset Council.  
Council Tax Band A

EPC: D (68)

### FEES

HOLDING DEPOSIT £147.69 (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

£640.00 Rent in Advance

£738.46 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.



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

## Vicary & Co

38 South Street

Bridport

Dorset

DT6 3NN

01308 459550

info@vicaryandco.com

vicaryandco.com



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