

Vicary & Co

Estate Agents & Valuers
Residential - Commercial - Rural



6 Cordova Gardens, Bridport, DT6 3NG

TO LET

£1150 PCM

A three bedroom end of terrace house close to Bridport Town. The property comprises of an Entrance Hall, Living Room/ Diner, Kitchen. On the first floor is a Family Bathroom, Three Bedrooms, two double size and one cot room/ study. Outside is a rear garden with garden shed. Allocated Parking Space.

Regret No Smoking.

EPC Band: C (69) Council Tax Band: C.



Entrance Hall
Understairs cupboard.

Cloakroom
WC, hand wash basin. Extractor fan. Stairs to first floor.

Kitchen
2.66m x 2.41m (8'9 x 7'11)
Fitted base and wall units. Cooker hood. Inset 1¼ stainless steel sink unit. Space for cooker, washing machine, fridge freezer and dishwasher. Door to garden

Living Room/Dining Room
6.85m x 3.60m
Feature fireplace (Gas Fire not usable). Two double panel radiators. Television point. Dual aspect double glazed windows.

First Floor

Landing
Airing cupboard.

Bedroom 1
3.37x 3.08m
Built in wardrobe. Rear aspect. Double Size.

Bedroom 2
3.45m x 3.09m
Built in wardrobe. Double glazed door to balcony with balustrade. Double Size

Bedroom 3
2.04m x 1.98m
Rear aspect. Cot room/ office home study.

Bathroom
1.94m x 1.62m
Bath with wall shower and shower screen, pedestal hand wash hand basin. WC.

Rear Garden

Rear enclosed garden with laid lawn, established shrubs and trees. Garden shed.

Front Garden
Gravelled with side access.

Allocated parking space.

Services: Mains electricity, gas, water and waste.

Council Authority
West Dorset District Council
Council Tax Band: C

EPC: C (69)

RENT £1150.00 PCM

HOLDING DEPOSIT £265.38 (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
£1150.00 Rent in Advance
£1326.92 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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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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