

**Vicary & Co**

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**12, St James Park Bradpole,  
Bridport, Dorset, DT6 3UR**

**TO LET  
£950 PCM**

An immaculately presented two bedroom ground floor apartment with garden exclusively for over 55's Council Tax Band: C No Smoking



A beautifully presented spacious two-bedroom ground floor apartment, set within the peaceful and popular over 55's development of St James Park, Bradpole. Conveniently located just a short distance from Bridport's vibrant town centre.

The apartment features a light-filled lounge with French doors opening onto a private, enclosed rear garden. The adjacent modern kitchen includes ample storage, an electric cooker with extractor above and an integrated fridge/freezer.

There are two generous double bedrooms, the principal with built-in wardrobe, garden access, and an en suite cloakroom. A modern shower room comprising of a walk-in shower, a combination bidet, handwash basin and WC, wall mounted heated towel rail. A separate utility/store room is found just off the hallway.

Externally, the private garden offers a patio and mature flower beds. The property also benefits from a single garage in a nearby block and unallocated resident parking on a first come first serve basis.

Living Room 4.77m x 3.89m  
Kitchen 2.61m x 2.45m  
Bathroom 2.34m x 1.83m  
Bedroom One 4.76m x 3.08m  
Bedroom Two 4.31m x 2.06m

Regret no pets due to Lease.

#### Services

Mains Electricity, Gas, Water.  
Council Tax Band: C (Dorset Council)  
EPC Band: C (78)  
Heating Type: Gas Central Heating

#### Outside

Low Maintenance rear garden with patio. Doors from Living room and Bedroom.

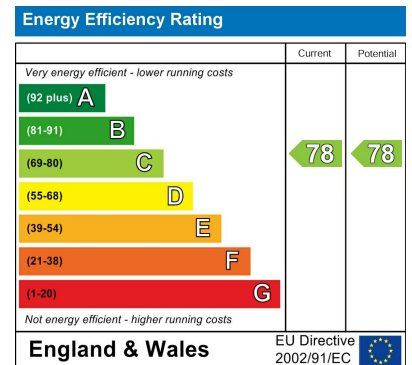
RENT £950.00 Per calendar month

HOLDING DEPOSIT £219.23 (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

Rent in Advance £950.00  
Property Deposit of 5 weeks rent £1096.15 to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing 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