

Vicary & Co

Estate Agents & Valuers
Residential - Commercial - Rural



**YONDOVER COTTAGE, LODERS, BRIDPORT,
DORSET, DT6 4NW**

**TO LET
£1650 PCM**

A four bedroom cottage in the sought-after village of Lodders. Large garden with off-road parking for two cars. No Smoking. EPC: E (46) Council Tax Band: E (West Dorset).



A four bedroom farmhouse in the attractive village of Loders.

The accommodation comprises of an open plan Living Room / Kitchen Diner with large inglenook fireplace, Utility Room and downstairs WC; large double Bedroom, small single Bedroom / Study, Bathroom and separate WC on the first floor; double Bedroom and single Bedroom on the second floor. There is ample storage throughout. Outside there is Parking for two cars, stone-built Shed and enclosed Garden.

Front door to Entrance Hall, stairs to first floor, door to

Open-plan Living Room / Kitchen Diner – Living Room – 4.60m max x 3.87m max – triple aspect, large inglenook fireplace with woodburner and ornamental bread oven, beamed ceiling. Kitchen Diner – 4.59m x 3.39m – newly fitted to include extensive wall and base units with cupboards and drawers, stainless steel 1.5 bowl sink and drainer, space for washing machine, freestanding electric oven and hob with extractor over, understairs cupboard.

Utility Room – 3.98m x 1.78m - stainless steel sink and drainer with cupboard under, wall cupboards and shelving, door to garden.

Separate WC

On the First Floor:

Landing

Bedroom 1 – 4.61m x 4.28m max – large double room, triple aspect, extensive built-in wardrobes.

Bedroom 4 / Study – 2.60m x 2.31m

Bathroom – newly refitted with bath with shower over and shower screen, pedestal sink, heated towel rail.

Separate WC

On the Second Floor:

Landing – Wash hand basin with cupboard under, airing cupboard, wardrobe.

Bedroom 2 – 4.17m x 3.5m – large double room, double aspect, undereaves storage.

Bedroom 3 – 3.50m max x 2.34m – Small double/ single room, undereaves storage.

Outside
Stone flagged patio area leading to large enclosed lawned garden. Stone shed. Log store. Parking for 2 cars.

Heating Type: Oil Fired Central Heating & Electric Storage Heaters.

SERVICES
Electricity and mains water & waste.

Note: No Smoking

COUNCIL AUTHORITY
West Dorset District Council.
Council Tax Band: E

Energy Performance E (46)

RENT £1650.00 Per calendar month

£380.76 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
£1650.00 Rent in Advance
£1903.84 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Vicary & Co

38 South Street

Bridport

Dorset

DT6 3NN

01308 459550

info@vicaryandco.com

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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