



**9A South Street, Bridport, DT6 3NR**

**TO LET**

**£1400 PCM**

A charming four bedroom character property benefitting from period features, generous living space and a highly desirable central Bridport location. Council Tax Band: E EPC: TBC No Smoking



## Impressive Four-Bedroom Character Property in Central Bridport

Situated just off Bucky Doo Square in the heart of Bridport, this impressive four-bedroom end-of-terrace character property is arranged over three floors and offers spacious, versatile accommodation full of charm.

The ground floor comprises an entrance hall, reception room, and separate kitchen fitted with a ceramic hob, eye-level double oven, and space for a washing machine and under-counter fridge.

On the first floor, a spacious living room features an attractive fireplace and enjoys views over Bucky Doo Square. Also on this floor is the family bathroom, fitted with a bath, pedestal hand wash basin, and WC. Bedrooms Three and Four are interconnecting, with access to Bedroom Four via Bedroom Three. The second floor provides Bedroom One with an en-suite shower room, alongside Bedroom Two, which also benefits from its own en-suite shower room.

Outside, the property benefits from a courtyard garden with a sheltered pergola, providing a private outdoor seating area.

Please note that we are informed that this area includes doors from the neighbouring businesses on East Street. These are used solely as fire exits and are not for general access.

No parking with the property, however a permit can be purchased from Dorset Council car parks.

### Services

Mains Electric, Gas and Water & Waste

Heating Type: Gas Central Heating

Council Tax Band: E (Dorset Council)

EPC: TBC

RENT £1400 Per Calendar Month

£323.07 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

£1400.00 Rent in Advance

£1615.38 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewings Strictly By Appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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