

**Vicary & Co**

Estate Agents & Valuers  
Residential - Commercial - Rural



## Colmers View, 1 Grove View West Road, Bridport, DT6 6AE

A modern and well-presented studio apartment located on West Road, Bridport, offering comfortable and low-maintenance living. The property features a contemporary kitchenette, bright studio living space, and a stylish shower room with modern fittings. Further benefits include off-street parking and a convenient location close to local amenities and transport links. Council tax: TBC. Energy Rating: D (68).



A well-presented and modern studio apartment situated on West Road, Bridport, offering comfortable and convenient living accommodation.

The property features a contemporary kitchenette fitted with modern units and work surfaces, providing a practical space for everyday cooking. The bright and versatile studio room offers ample space for living, dining, and sleeping arrangements.

The accommodation further benefits from a stylish shower room with modern fittings and a separate shower area, finished to a high standard.

Externally, the property includes the added advantage of off-street parking.

Ideally located within easy reach of Bridport town centre, local amenities, and transport links, this attractive studio would suit a single professional seeking modern, low-maintenance accommodation.

#### Services

Electricity, water, gas, waste. These may be paid via the landlord, please enquire.

COUNCIL AUTHORITY West Dorset District Council

Council Tax Band: TBC

ENERGY PERFORMANCE: D (68)

#### RENT

£650.00 PCM

HOLDING DEPOSIT £150.00 (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

£650.00 Rent in Advance

£750.00 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
<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>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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