

Vicary & Co

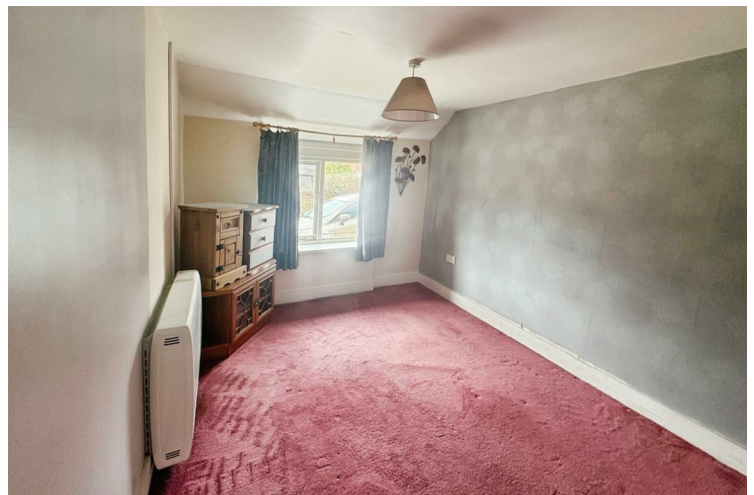
Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Vearse Farm West Road, Bridport, DT6 5JR

A two bedroom semi detached bungalow on a farm yard development close to Bridport town, benefitting from parking and garden to the rear. Council Tax Band: C. Energy Rating: E (39).



The property opens into a living area featuring front aspect windows and a wood burning stove as a feature point. This leads on to a semi open plan kitchen and also to a bathroom featuring shower over bath. The property also offers one single bedroom and one double bedroom.
Offered on an unfurnished basis.

OUTSIDE
Outside the property benefits from ample parking and also offers a small garden to the rear with areas laid to lawn and some decking.

SITUATION
The property is located just outside of Bridport town centre – easily accessible with a short drive. Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth. Just south of Bridport town lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline.
Agents Note: The property is located on Vearse Farm and is very close to the ongoing Foundry Lea development.

INFORMATION
Heating Type: Electric Heating

Broadband: Standard Available (Ofcom Data)

Mobile phone coverage: Network coverage is good outside but may be limited inside.

Parking: Parking available

SERVICES
Mains electricity, water and drainage.

Council Tax Band: C (West Dorset Council)

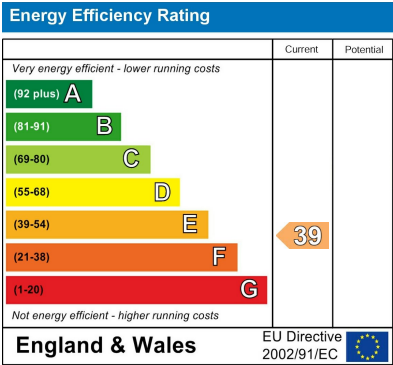
EPC: E (39)

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
£950.00 Rent in Advance
£1096.15Property 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 only with 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