



**12 Court Close, Bridport, DT6 3EQ**

**TO LET**

**£950 PCM**

Newly decorated three bedroom first floor maisonette situated on the Northern side of Bridport town, Close to schools. The property benefits from three bedrooms, separate kitchen, living room, family bathroom, enclosed garden and balcony. Council Tax Band: A  
EPC: D (65) Subject to Section 157 Restriction, No Smoking.



A newly decorated and well-presented three-bedroom first floor maisonette situated on the northern side of Bridport town, offering spacious accommodation and attractive outside space.

The property comprises two single bedrooms, one double bedroom, and a bright living room featuring a fireplace. The kitchen diner is fitted with an integrated undercounter oven, gas hob and extractor hood, with direct access onto a balcony area.

The bathroom includes a bath with shower attachment, wash hand basin and WC.

Further benefits include a useful downstairs storage cupboard, gas central heating, and an enclosed garden with patio area, ideal for outdoor seating and entertaining.

Conveniently located for local amenities, schools and transport links, this property would make an ideal family home.

Further benefits include gas central heating, double glazing, new floor coverings throughout.

Approximate Dimensions:  
 Living room 4.33m x 3.34m  
 Kitchen 4.18m x 2.74m  
 Bedroom One 3.51m x 2.58m  
 Bedroom Two 2.61m x 2.12m  
 Bedroom Three 3.41m x 1.74m

Offered on an unfurnished basis.

Parking: On street parking first come first serve nearby.

FEES  
 RENT £950.00 PCM

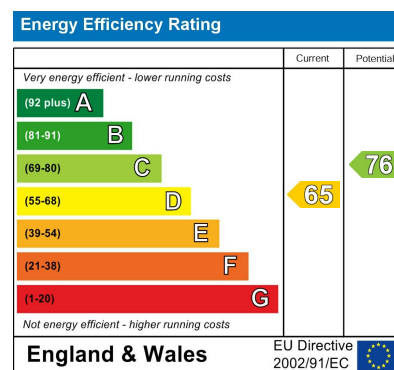
HOLDING DEPOSIT £219.23 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

DEPOSIT £1096.15 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Energy Performance Rating: D (65)  
 Services: Mains Gas, Mains Electricity, Mains Water & Waste  
 Council tax band: A  
 Broadband: Superfast Available (Ofcom Data)  
 Mobile phone coverage: Network coverage is good indoors and outside.

NOTE: The property is subject to a Section 157 Restriction and any potential tenant would need to fulfil this criteria. For more information, contact Vicary & Co.

Viewing by appointment.



Vicary & Co  
 38 South Street  
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 DT6 3NN

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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