



35 Foxglove Way, Bridport, DT6 4SQ

A recently refurbished two bedroom property located in a popular residential estate between Bridport and West Bay, with enclosed low maintenance garden to the rear benefitting from two allocated parking spaces. Energy Rating: C (76). Council Tax Band: B.



A recently refurbished two bedroom property located in a popular residential area between Bridport and West bay, within easy reach of both Bridport town and the beach. Beautifully presented and deceptively spacious, the property is available to rent immediately.

Ground Floor:

Living Room

Front aspect window, hard flooring, leading through to:

Dining Space:

uPVC door leading to garden, and archway leading through to kitchen.

Kitchen:

Fully fitted kitchen featuring integrated electric oven and hoob, utility gaps for further appliances and a rear aspect window.

First Floor:

Bedroom One

A generously sized double bedroom with rear aspect window and built in storage cupboard.

Bedroom Two

Another good-sized double featuring front aspect window.

Shower Room

Freshly refurbished and featuring white suite, including spacious walk in shower.

Outside

The property enjoys an enclosed low maintenance garden to the rear, also featuring a storage shed for outdoor goods, with two allocated parking spaces located behind.

SERVICES:

Mains water, electricity & gas.

Council Tax Band B (Dorset Council)

Energy Performance: C (76)

Heating Type: Oil central heating from Rayburn

Ofcom suggests that ultrafast broadband connections should be available at the property and that most major mobile suppliers should be able to offer good outdoor connectivity, however we recommend checking with any specific suppliers you may wish to use.

RENT £1150.00 Per calendar month

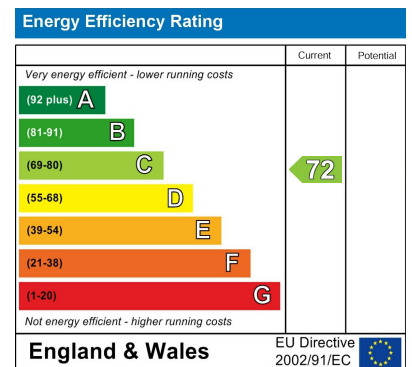
£265.38 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

Total fees

£1150.00 Rent in Advance

£1326.92 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



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