



3 The Forge Crooked Oak Hill, Bridport, DT6 3UH

TO LET
£1,300 Per Month

Presented to a high standard throughout, this generously sized family three bedroom home combines contemporary design with tasteful finishes and offers well-planned accommodation arranged over two floors. EPC: D (65) Council Tax Band: C No Smoking



The property is entered via an entrance porch, which leads into the hallway with a downstairs cloakroom/WC. On the ground floor is a spacious open-plan living room/kitchen with slate-effect tiled flooring throughout. The kitchen is fitted with a range of modern white wall and base units and features a central island with an AEG induction hob and recirculating extractor above. Further integrated appliances include an AEG eye-level double oven and a washing machine, with space provided for a freestanding fridge/freezer.

A staircase leads to the first-floor landing, which benefits from a skylight window, allowing plenty of natural light into the space. From the landing, doors lead to three double bedrooms and the family bathroom.

Bedroom one benefits from an en-suite comprising a modern suite with a bath and handheld shower attachment, pedestal wash hand basin and WC. The en-suite features grey ceramic tiles surrounding the bath, an airing cupboard housing the hot water tank and a front aspect obscure glazed window.

Bedroom two is a double bedroom with a front aspect window and skylight, with space for freestanding wardrobes.

Bedroom three is a double bedroom with a built-in wardrobe, a front aspect window and a skylight window.

The family bathroom features a modern suite with feature orange metro-style tiles and comprises a bath, pedestal wash hand basin and WC. There is also a separate walk-in shower.

Note: There is no outside space with the property. One parking space to the rear of the property.

Approximate Measurements:

Kitchen/ Living Room: 8.98m (into kitchen area) x 5.58m

Bedroom One: 3.64m x 2.96m

Bedroom One En-suite: 1.96m x 1.81m

Bedroom Two: 3.46m x 2.98m

Bedroom Three: 3.49m x 2.87m

Bathroom 1.97m x 1.70m

LOCATION

Melplash is a picturesque village situated approximately three miles south of Beaminster and three and a half miles north of the vibrant market town of Bridport. It retains a close-knit community atmosphere, with a blend of period cottages, character homes, and a handful of newer properties. Village

amenities include a garage, village hall, and the Half Moon public house and church. Bridport to the South offers extensive amenities such as independent shops, supermarkets, cafes, restaurants, and a vibrant arts and music scene.

HEATING TYPE: Underfloor Heating & Bio Mass District Heating

SERVICES

Electricity, Mains Water, Private Drainage

Broadband: Superfast should be available (Refer to Ofcom website)

Mobile Signal: Variable with most major networks. (Refer to Ofcom website)

COUNCIL AUTHORITY

West Dorset District Council.

Council Tax Band: C

ENERGY PERFORMANCE D (65)

RENT £1300.00 PCM

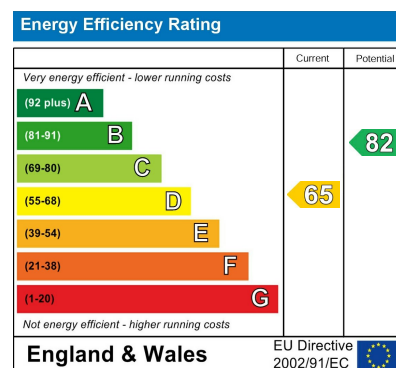
HOLDING DEPOSIT £300.00 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES

£1300.00 Rent in Advance

£1500.00 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



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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