

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Flat 20, Wykes Gate Downes Street, Bridport, DT6 3JR

Top Floor Studio Apartment, central to Bridport town. Open-plan Kitchen/ Living Bedroom, Fitted kitchen with integrated oven and hob, Modern Bathroom Council Tax Band: A EPC: C (74)



****Open-Plan Living / Bedroom / Kitchen – 6.13m x 3.20m****

A well-presented top-floor flat offering an open-plan living, bedroom and kitchen area, with a useful storage cupboard/wardrobe.

****Kitchen Area****

Modern white fitted kitchen with white ceramic wall tiles. Features include a stainless-steel sink and drainer, built-in four-zone ceramic hob, built-in under-counter oven and extractor hood. There is also space for a washing machine and under-counter fridge.

****Bathroom – 1.71m x 1.72m****

White bathroom suite comprising bath with wall-mounted shower, wash hand basin and WC.

An airing cupboard is situated just off the bathroom and houses the hot water tank.

****Storage****

A further storage cupboard for the apartment is located downstairs on the ground floor.

****Parking****

There is no allocated parking with the property. However, on-street parking and car park permits are available locally from the Council.

****SERVICES****

Electricity, gas central heating from the main communal system (gas billed to the tenant quarterly), mains water and waste connected.

****COUNCIL AUTHORITY****

West Dorset Council
Council Tax Band: A

****ENERGY PERFORMANCE****

EPC Rating: C (74)

****RENT****

£700.00 per calendar month

****HOLDING DEPOSIT****

£161.53 (equivalent to one week's rent).

The holding deposit can be used towards the Rent in Advance or the Property Deposit.

Please note: the holding deposit is non-refundable should you, as a prospective tenant, withdraw from the tenancy prior to its commencement once referencing has been carried out, or provide false or misleading information once referencing has been submitted.

****TOTAL FEES****

£700.00 – Rent in Advance
£807.69 – Property Deposit (5 weeks' rent), to be held by the Deposit Protection Service for the duration of the tenancy.

****VIEWING****

Strictly by appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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