



1-2 Duck Street, Bridport, DT6 6EZ

Coming Soon - A characterful four-bedroom semi-detached thatched cottage situated in the popular village of Symondsburry, close to Bridport. Features include a spacious kitchen/diner, two reception rooms with wood-burning stoves and a large tiered rear garden, ideal for keen gardeners.



Situated in the popular village of Symondsburry, close to Bridport, this characterful semi-detached thatched cottage offers four bedrooms, a spacious kitchen/diner and two reception rooms, both featuring wood-burning stoves. The accommodation includes three double bedrooms and a fourth single bedroom, which could also be used as a study. The family bathroom is fitted with a bath with shower attachment, pedestal wash basin and WC, while the landing provides useful storage with two cupboards and a separate coat cupboard. Heating is provided by a solid fuel stove which supplies some of the radiators, together with additional electric panel heaters throughout the property.

To the rear, a large tiered garden provides plenty of space for planting and cultivation, making it particularly appealing to keen gardeners. Combining traditional cottage character with versatile accommodation, this property is ideally situated for enjoying village life within easy reach of Bridport and the surrounding West Dorset countryside.

- Room Dimensions
- Reception Room One 5.21m x 4.31m
 - Reception Room Two 5.31m x 3.61m
 - Kitchen/ Diner 4.47m x 3.39m
 - Bedroom One 4.47m x 3.96m
 - Bedroom Two 3.18m x 2.87m
 - Bedroom Three 4.28m x 2.50m
 - Bedroom Four 3.17m x 2.13m

INFORMATION

- Heating Type: Solid Fuel Cooker & Electric Panel Heaters
- Broadband: Standard & Superfast may be available (Check Ofcom Data)
- Mobile phone coverage: Network coverage good/ variable outdoor with major most major networks (Ofcom Data)
- Council Tax Band: E (West Dorset)
- EPC Rating: E (48)
- Mains electricity, water and mains drainage.

RENT £1400.00 PCM

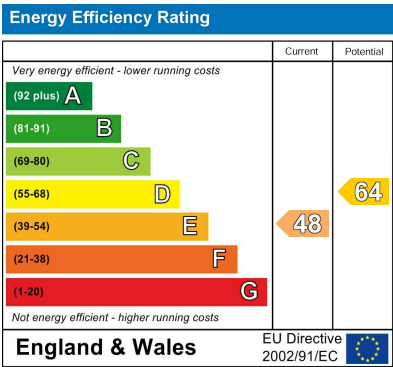
HOLDING DEPOSIT £323.07 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES

- £1400.00 Rent in Advance
- £1615.38 Property 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



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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