

3 Lily Terrace, St. Michaels Lane, Bridport, DT6 3RF

TO LET

£1200 PCM

A conveniently located Victorian two bedroom terraced house with courtyard and additional attic situated close to Bridport town centre. Council Tax Band: A
EPC: E (49)





A conveniently located two bedroom terraced house with additional attic situated close to Bridport town centre.

The property comprises of entrance hall with understairs storage cupboard, front aspect living room with feature fireplace. Kitchen/ Dining room with feature fireplace, storage cupboards, kitchen with space for cooker, fridge and washing machine. Wall mounted cooker hood extractor and acrylic white sink/ drainer. Back door from the kitchen leads to a partially covered patio seating area.

On the first floor there are two bedrooms, one double and one single size both with feature fireplaces. A family bathroom with a bath with shower facility, handwash basin and WC, cupboard housing gas boiler. A staircase leads up from bedroom one to the attic.

Living Room 3.33m (10'11) x 2.69m (8'10)

Kitchen Dining Room 4.04m (13'3) x 3.63m (11'11)

Bedroom 1 3.78m (12'5) x 3.38m (11'1)

Bedroom 2 3.61m (11'10) x 2.41m (7'11)

Bathroom 2.54m (8'4) x 2.03m (6'8)

Attic 4.62m (15'2) x 3.33m (10'11)

Outside
Partially covered patio area to the rear of the property.
No Parking, West Dorset Council permit parking available close by.

Services
Electricity, Gas, Water
Mobile Network Coverage: Good with most major networks - See Ofcom data.
Broadband: Superfast should be availbale - See Ofcom data.

Council Authority: West Dorset District Council
Council Tax currently Band: A

Energy Performance: E (49)

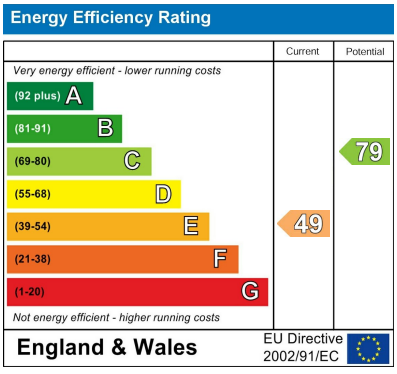
RENT £1200.00 Per calendar month

HOLDING DEPOSIT £276.92 (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.

Total fees
£1200.00 Rent in Advance
£1384.61 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.





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Residential - Commercial - Rural

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