

188 St Andrews Road, Bridport, DT6 3BW

TO LET

£850 PCM

Mid-terrace two bedroom house on the northern edge of Bridport town. Lobby, Kitchen / Dining Room, Living Room with gas coal-effect stove, Bathroom with electric shower facility. Electric Heating. Enclosed garden. Unfurnished. Council Tax Band: B EPC: E (48) .





LOBBY
Fitted Vinyl Flooring. Half glazed door into

KITCHEN / DINING ROOM
Window to rear aspect. Fitted vinyl flooring. Fitted wall and base units with space for fridge freezer and electric cooker. Space and plumbing for washing machine. Understairs cupboard. Electric panel heater. TV point. Ornamental feature bread oven / fireplace. Archway to stairs, with further doorway to:
3.36M x 3.34M

LIVING ROOM
Window to front aspect. Fitted carpet flooring. Feature brick fireplace with over mantle shelf, incorporating coal effect gas stove. TV point. Telephone point. Built in cupboard and TV unit. 3.64M x 2.74M

LANDING
Fitted carpet flooring. Access to boarded loft with power and lighting. Doors to

BEDROOM ONE
Double size room. Window to front aspect. Fitted carpet flooring. Electric panel heater. TV point. 3.65M x 2.71M

BATHROOM
Two windows to rear aspect. Fitted vinyl flooring. WC. Pedestal wash hand basin. Bath with electric shower facility. Electric towel rail. Downflow electric fan heater. 2.34M x 1.80M

BEDROOM TWO
Single size room. Window to rear aspect. Fitted carpet flooring. Airing cupboard. Electric panel heater. 3.33M x 1.75M

OUTSIDE
Garden laid mainly to lawn with herbaceous borders. Herringbone paved path to patio area. Outside electric socket. Two Brick built storage sheds.

No Parking - On street parking available close-by on a first come first serve basis.

SERVICES
Mains Gas, Electricity, Water and Waste.

COUNCIL AUTHORITY West Dorset District Council
Council Tax: Band B

ENERGY PERFORMANCE: E (48)

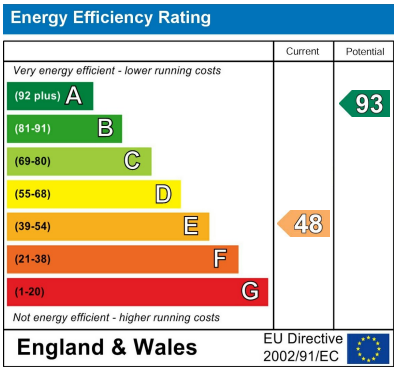
RENT £850.00 PCM

HOLDING DEPOSIT £196.15 (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
£850.00 Rent in Advance
£980.76 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