

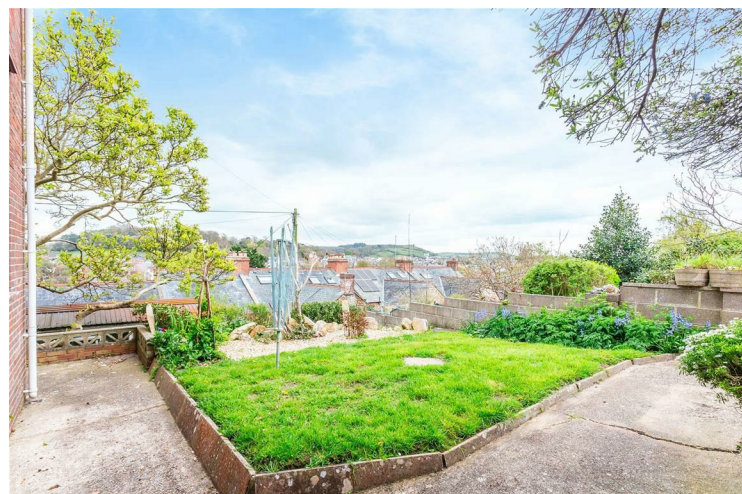


**97c North Allington, Bridport, DT6 5DZ**

**TO LET**

**£720 PCM**

**VIEWING SLOTS NOW FULL - A conveniently located one bedroom semi-detached bungalow with a garden and parking space, close to Bridport town and its amenities. EPC: D (59) Council Tax Band: C No Smoking.**



A conveniently located one bedroom semi-detached bungalow with a garden and parking space, close to Bridport town and its amenities.

**Hall**  
5.93m x 1.17m  
White painted walls with a newly fitted neutral colour carpet. Front aspect window.

**Living Room**  
4.13m x 4.10m  
Triple aspect with far reaching views across the whole of Bridport. Two radiators. TV Socket & Telephone/ Internet Socket.

**Kitchen**  
3.31m x 2.79m  
Fitted kitchen with neutral coloured laminate wall and base units and matching work surface. Freestanding double oven and fridge freezer. Stainless steel sink & drainer. One Storage cupboard and one larder with built in shelves. Rear aspect window and UPVC door to rear porch.

**Bedroom**  
4.41m x 4.10m  
Large double size bedroom with white painted walls and newly fitted neutral carpet flooring. One built in wardrobe. Radiator.

**Bathroom**  
2.77m x 1.72m  
Light grey suite comprising of bath with wall mounted electric shower, handwash basin and WC. Wall mounted mirror and cabinet. Airing cupboard housing hot water tank. Radiator.

**Utility Room**  
A separate utility room on the garden level below with light and power and room for fridge freezer, washing machine and tumble dryer. Belfast sink, gas boiler.

**Outside**  
Split level garden with laid to lawn, stone rockery and planting beds.

Parking space for one car.

#### SERVICES

Heating Type: Gas Central Heating  
Mains Water & Drainage  
Council Tax Band: C (West Dorset)  
Energy Performance: D (59)

RENT £720.00 PCM


HOLDING DEPOSIT £166.15 (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

£720.00 Rent in Advance  
£830.76 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



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

## 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