

**Vicary & Co**

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**53 Happy Island Way, Bridport, DT6 4JZ**

**TO LET**

**£775 PCM**

One bedroom end of terrace house located on the edge of Bridport town. Living / Dining room, Kitchen, One Double size bedroom, Bathroom. Gas central heating. Double glazed windows. Garden. Parking space. Council Tax Band: A EPC: C (73). No Smoking.





A One Bedroom end of terrace house located on the edge of Bridport town. The property comprises of Living / Dining room, Kitchen, One double Bedroom, Bathroom. Gas central heating. Double glazed windows. Garden to the side of property. One Parking space.  
Regret No Smoking.

Long Term Let.

Living Room/ Dining Room 4.18m x 2.34m (L-Shaped)  
Kitchen 2.03m x 1.81m  
Bedroom 4.18m x 2.34m  
Bathroom 2.32m x 1.80m

#### SERVICES

Gas, Electricity and mains water.

#### COUNCIL AUTHORITY

West Dorset District Council.  
Council Tax Band: A

EPC: C (73)

RENT £775.00 PCM

HOLDING DEPOSIT £178.84 (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.

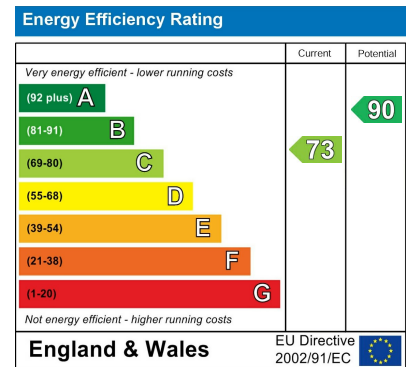
#### TOTAL FEES

£775.00 Rent in Advance

£894.23 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

12a South Street  
Bridport  
Dorset  
DT6 3NQ

01308 459550  
info@vicaryandco.com  
vicaryandco.com



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