



12 Fishweir Fields Bridport, DT6 3HE

TO LET
£1195 PCM

A three bedroom terrace house on the outskirts of Bridport Town. The property comprises of an Entrance Hall, Living Room/ Diner, Kitchen and conservatory. On the first floor is a family bathroom, three bedrooms, two double size and one single size. Outside is a low maintenance garden.

Regret No Smoking.

EPC Band: D (67) Council tax Band: C.



Property Description

Entrance Hall

Living Room/ Diner (L-shaped)
Approx 7.75m (Longest wall to dining area) x 5.02m

Conservatory/ Utility area.
2.50m x 1.90m
Door to garden.

Kitchen
3.53m x 3.52m
Shaker style wall and base units, stainless steel sink,
space for free standing oven. Space for under counter
fridge. Rear door to the conservatory.

Downstairs Cloakroom

First Floor:

Bedroom One
4.11m x 3.57m Double Size. Front Aspect.

Bedroom Two
3.60m x 3.55m
Double Size. Rear aspect.

Bedroom Three
3.19m x 2.38m
Single Size. Front Aspect.

Bathroom
2.64m x 2.38m
Hand wash basin, enclosed shower cubical, separate
bath. WC.

Outside
Front garden is laid to lawn with a path leading to the
front door. To the rear of the property there is a patio and
a raised low maintenance garden. The property comes
with a separate single garage located in a block of
garages to the front of the property.

Services
Mains electricity, gas, water and waste.

Council Authority
West Dorset District Council
Council Tax Band: C

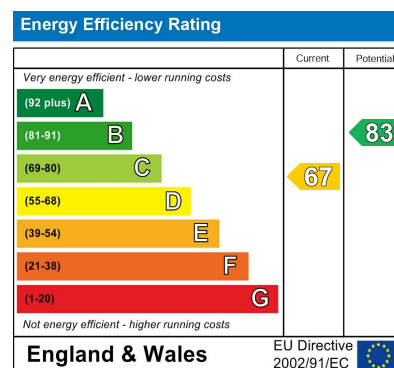
EPC: D (67)

RENT £1195.00 PCM

HOLDING DEPOSIT £275.76 (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
£1195.00 Rent in Advance
£1378.84 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