

**Vicary & Co**

Chartered Surveyors & Property Agents

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



**12 Laurel Close, Bridport, DT6 5RQ**

**TO LET**

**£1450 PCM**

A well-presented Four Bedroom family home situated on the northern side of Bridport. Living Room, Kitchen Diner, Study, Conservatory, Family Bathroom, Garden, Driveway parking and Garage. Council Tax Band: D EPC: C(70) No Smoking.





Well-presented four bedroom detached house situated in a quiet Cul de Sac location and enjoys views of Allington Hill. The accommodation comprises of entrance hall, downstairs WC, large kitchen/diner, living room with fireplace, conservatory and study. On the first floor there are four double bedrooms, bedroom one benefitting from an en suite shower and built in wardrobes. There is also a family bathroom with bath and separate shower. To the rear of the property there is a terraced garden with patio and lawn area. To the front of the property there is driveway parking for 2 cars and a single garage.

Kitchen/Dining Room 7.52m x 3.35m  
 Conservatory 5.50m x 2.89m  
 Study 4.22m x 2.85m  
 Bedroom One with En suite shower 4.44m x 3.39m  
 Bedroom Two 4.65m x 2.82m  
 Bedroom Three 3.64m x 2.84m  
 Bedroom Four 3.37m x 3.18m  
 Bathroom 4.17m x 1.74m  
 Garage (With light & power) 5.22m x 2.65m

**SERVICES**

Heating Type: Gas Central Heating  
 Mains Water & Drainage  
 Broadband Speed: Superfast Available (Ofcom Data)

Council Tax Band: D (West Dorset)  
 Energy Performance: C (70) – Instructed awaiting renewal of EPC

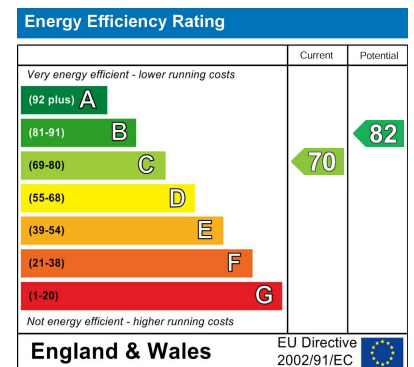
RENT £1450.00 PCM

HOLDING DEPOSIT £334.61 (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**

£1450.00 Rent in Advance  
 £1673.07 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