

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



12 Down End Court, Bridport, DT6 4HZ

TO LET

£795 PCM

A spacious two bedroom flat located to the east of Bridport town Centre. Hall, Living room, Kitchen, Bathroom. Electric wet central heating. Double glazed windows. Parking space to rear. Communal garden. No Smoking. Regret No Pets due to Lease. Unfurnished. Council Tax Band: B EPC: D (56)



HALL

Wood effect laminate board flooring. Door to kitchen and

LIVING ROOM

Window to rear aspect. Fitted carpet flooring. Fireplace with Wooden surround and granite effect hearth, incorporating a free-standing electric woodburning effect stove. Radiator. TV point. 4.18m x 3.95m

KITCHEN

Window to front aspect. Wood effect laminate board flooring. Fitted wall and base units with cream colour door fronts. Built-in Electric oven, washing machine, fridge and dishwasher. High-gloss marble effect work surface with inset electric black glass 4 zone ceramic hob and stainless steel 1½ bowl sink. Radiator. 3.96m x 3.04m

INNER HALL

Fitted carpet flooring. Radiator. Cupboard housing hot water tank and electric wet heating heater. Doors to bedrooms and:

BATHROOM

Ceramic tiled flooring. Fully tiled walls. White bathroom suite comprising WC, Wash basin set in vanity unit and Jacuzzi style bath, with thermo shower facility. Radiator. Electric downflow fan heater. Extractor fan. 1.75m x 1.49m

BEDROOM ONE

Double size room. Window to front aspect. Fitted carpet flooring. Radiator. Telephone point. 3.97m x 3.02m

BEDROOM TWO

Double size room. Window to rear aspect. Fitted carpet flooring. Radiator. 3.26m x 2.35m

OUTSIDE

Communal Gardens. Parking for one vehicle. Communal laundry drying area.

SERVICES

Gas, Electricity and mains Water / Waste connected

COUNCIL AUTHORITY

West Dorset District Council.

Council Tax Band B

EPC: D (56)

Note: We understand from the Landlord that Pets are not permitted due to the Lease.

FEES

RENT £795.00 PCM

HOLDING DEPOSIT £183.46 (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.

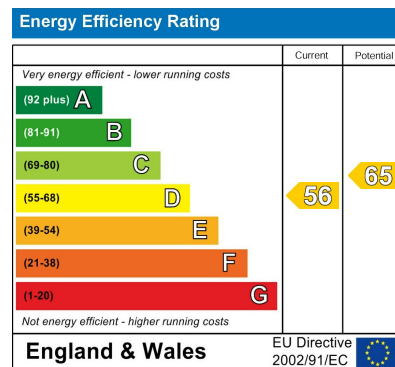
TOTAL FEES

£795.00 Rent in Advance

£917.30 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