



**12 Willow Way, Bridport, DT6 4RU**

**TO LET**

**£1250 PCM**

3 bedroom detached bungalow with parking, garage and garden situated on the eastern side of Bridport town. Council Tax Band E, EPC: D (61), No smoking.





## Property Description

### HALL

Vinyl flooring. Airing cupboard housing the hot water tank, large storage/ coat cupboard. Doors into:

### KITCHEN

Window to rear aspect. Back door giving access to rear garden. Farmhouse style kitchen with stone effect vinyl flooring. Integrated under-unit fridge and freezer. Free-standing electric oven with extractor fan. Stainless steel one and a half bowl sink. Space and plumbing for a washing machine and dishwasher. Radiator. 4.61M X 3.30M

### LIVING ROOM

Window to front aspect. Fitted carpet flooring. Feature fireplace. Radiator. 4.61M X 3.30M

### BATHROOM

White bathroom suite. Vinyl flooring. Shower over the bath, pedestal wash hand basin and WC. Towel rail. 1.86M X 1.69M

### BEDROOM ONE

Double size room. Window to rear aspect. Fitted carpet flooring. Large built in wardrobes. Radiator. 3.77M X 2.2M

### ENSUITE

Shower enclosure with a wall mounted thermostatic shower, vanity unit incorporating hand wash basin and WC. 2.46M X 1.56M

### BEDROOM TWO

Window to front aspect. Double Size, large built in wardrobe. 2.96M X 2.96M

### BEDROOM THREE/ STUDY

Window the front aspect. Single Size/ Home Office. 2.96M X 2.33M

### OUTSIDE

Enclosed garden to rear, patio and laid to lawn. Rear access to garage and side gate access.

### SERVICES

Mains Electricity, Gas, Water and Waste.

Heating Type: Gas Central Heating.

COUNCIL AUTHORITY West Dorset District Council

Council Tax currently Band: E

EPC: D (61)

### RENT

RENT £1250.00 Per calendar month

£288.46 HOLDING DEPOSIT (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.

### DEPOSIT

£1,442.30 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing by appointment with Vicary & Co.



| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| (92 plus)                | A |         |           |
| (81-91)                  | B |         |           |
| (69-80)                  | C |         |           |
| (55-68)                  | D |         |           |
| (39-54)                  | E |         |           |
| (21-38)                  | F |         |           |
| (1-20)                   | G |         |           |

Not energy efficient - higher running costs

England & Wales 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