



22 Meadowlands, Bridport, DT6 4SU

TO LET

£1500 PCM

Situated in the popular residential location of Meadowlands, this well-presented end of terrace house offers a delightful blend of comfort and space. With three generously sized bedrooms, the property is perfect for those seeking spacious accommodation. Within close proximity is the picturesque seaside harbour of West Bay with coastal walks, beaches and plenty of amenities.

Council Tax Band: D EPC Band: C (75) No Smoking



A well presented three bedroom family home in the popular Meadowlands Estate in West Bay, benefitting from an attractive enclosed rear garden and offered on an unfurnished basis.

Entrance and hallway
Double glazed door leading to enclosed area with double radiator.

Living Room 7.23m x 3.2m
Spacious living room diner with feature wall, offering double glazed window facing the front aspect and French doors leading to the garden to the rear.

Dining Room 3.82m x 3.37m
Open to kitchen dining room with dual aspect double glazed windows to the front and side of the property, benefitting from neutral decor.

Kitchen 3.3m x 2.7m
Fitted modern kitchen with a range of base and wall units, also featuring integrated appliances including a dishwasher, oven, hob, fridge freezer. One double glazed window overlooking the garden to the rear.

Utility room 1.9m x 1.59m
Washing machine. Access to the back garden via a double glazed door, plus a fitted work unit with a sink.

Downstairs WC 1.8m x 1.59m
White suite including pedestal style WC and sink.

Bedroom One 3.65m x 3.39m
Spacious double bedroom with carpeted flooring featuring double glazed window to the front aspect.

En Suite 1.78m x 2.1m
Suite consisting of shower cubicle with white tray and tiled walls, pedestal style sink and WC. Double glazed window.

Bathroom 3.38m x 1.6m
Family bathroom suite consisting of white bath tub, pedestal style sink and WC. Double glazed window overlooking rear aspect.

Bedroom Two 3.47 x 3.82 at widest points
Double bedroom with carpeted flooring, decorated in neutral colours with double glazed window.

Bedroom Three 3.3m x 3.25m
Well proportioned bedroom with carpeted flooring and double glazed window.

Outside
A low maintenance enclosed rear garden with a patio seating area and artificial grass. There is a rear access gate to an allocated parking area for two cars.

SERVICES
Heating Type: Gas
Mains Water & Drainage
Council Tax Band: D (Dorset Council)
Energy Performance: C (75)

RENT £1,500.00 PCM

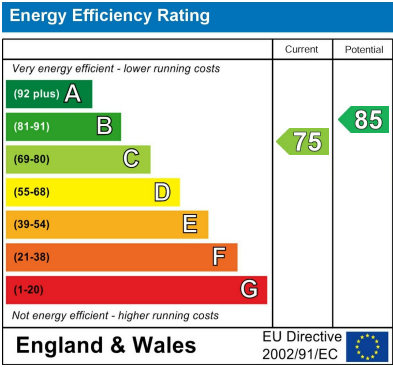
HOLDING DEPOSIT £346.15 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

TOTAL FEES
£1,500.00 Rent in Advance
£1,730.76 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Heating in the property is provided via gas central heating. Water and sewerage are on the mains.

Ofcom suggests that standard and superfast broadband connections should be available at the property and that some providers are likely to be able to offer both voice and data services at the property, however we recommend checking with specific suppliers for more information.

Viewing strictly by appointment



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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers

Residential - Commercial - Rural

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