

**Vicary & Co**

Chartered Surveyors & Property Agents

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



**11B West Allington, Bridport, DT6 5BJ**

**TO LET**

**£1000pcm**

An immaculate two-bedroom terraced house available to let in a prime town centre location. The property features a high-standard bathroom, a modern open-plan reception room, and a well-equipped kitchen. Ideal for couples or small families, it offers comfortable living with easy access to local amenities. Viewing is highly recommended. Energy rating TBC.



We are pleased to present this immaculate terraced house, available to let in a prime town centre location.

The property features two well-proportioned bedrooms, making it an excellent choice for couples or small families. The single bathroom is designed to a high standard, offering a comfortable and functional space.

The house comes with a single reception room, offering a versatile space that can be adapted to suit your living style. The open-plan layout of the reception room creates a welcoming and airy environment that is perfect for both relaxation and entertainment.

This property also includes a modern kitchen, offering an excellent space for cooking and dining.

Local amenities are within easy reach, adding convenience to this attractive offering.

To truly appreciate the potential this property has to offer, we highly recommend a viewing. Contact us today to arrange a convenient time.

Heating Type: Gas Central Heating.

Services  
Electricity and mains water & waste.

COUNCIL AUTHORITY  
West Dorset District Council.  
Council Tax Band: TBC

Energy Performance - EPC: TBC  
Rent £1000.00 Per calendar month

Ofcom suggests that standard and superfast broadband connections should be available at the property and that some major mobile suppliers should be able to offer limited voice and data services, however we recommend checking with any specific suppliers you may wish to use.

£230.76 HOLDING DEPOSIT (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  
£1000.00 Rent in Advance  
£1,153.84 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



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 |

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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