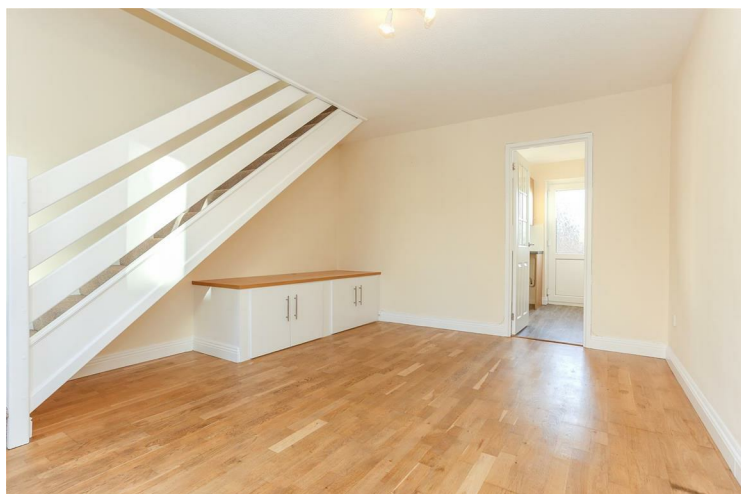




**40 Mead Fields, Bridport, DT6 5RF**

**TO LET**  
**£995pcm**

A two-bedroom terraced house in a quiet edge of Bridport town. Benefits from enclosed rear garden, parking and a garage. Energy Rating C (70). Council tax band: B



Front door into:  
Living/ Dining Room  
Front aspect window, wooden flooring, neutral walls. TV & Telephone points. 4.55m x 3.62m

Kitchen  
Beech wood effect cupboards and matching base units. Granite stone effect worktop. Stainless steel sink and mixer tap. Space for fridge freezer, washing machine. Breakfast Bar. Lamona four burner gas hob. Integrated Bosch oven. Storage cupboard. Door to garden. 3.61m x 2.54m.

Bedroom 1  
Double size bedroom. Front aspect window. Neutral walls & carpet. TV point. Airing cupboard. 3.90m x 2.67m

Bedroom 2  
Single size bedroom. Rear aspect window. Neutral walls & carpet. TV point. 3.20m x 2.18m

Bathroom  
Slate effect porcelain tile floor. Neutral stone ceramic wall tiles. Rear aspect frosted window. White suite comprising of Bath, handwash basin & WC. Glass shower screen. Chrome wall mounted shower.

Outside  
Rear enclosed garden with decking area, pergola and laid lawn. Side door access to garage. Rear gate to parking area. Parking to the rear for one vehicle plus single garage.

Services  
Mains electricity, water, drainage and gas are connected.  
Gas fired central heating.

Local Authority Dorset Council - Council Tax Band B.

ENERGY PERFORMANCE: C (70)

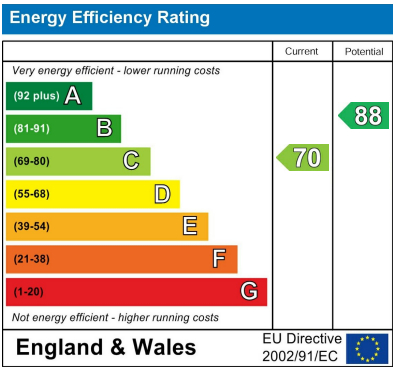
Ofcom suggests that there should good mobile coverage with most major suppliers and that standard and superfast broadband connections should be available.

RENT £995.00 PCM

HOLDING DEPOSIT £229.61 (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  
£995.00 Rent in Advance  
£1148.07 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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**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