

**Vicary & Co**

Estate Agents & Valuers  
Residential - Commercial - Rural



## Omen Cottage, Salwayash, Bridport, Dorset, DT6 5HT

**TO LET**  
**£1185 PCM**

A delightful semi-detached stone-built thatched cottage offering 2-3 bedrooms, flexible living space, a private garden, and nearby off-road parking. Located on the edge of a popular village just 2.5 miles from Bridport and close to the Jurassic Coast. Character features throughout, plus a utility room and downstairs bathroom. EPC Rating: E. Pets considered at landlord's discretion.



A delightful semi-detached, thatched cottage located on the southern edge of a sought-after village, featuring a nearby off-road parking space. Available now. Pets considered at the landlord's discretion. EPC Rating: E.

This characterful stone-built home offers flexible accommodation with 2–3 bedrooms, thanks to a thoughtfully designed side extension that adds a ground floor bathroom, a third bedroom (ideal as a guest room, study, or home office), and a practical utility room. The ground floor also includes a cosy sitting room with an ornamental electric fireplace and a spacious kitchen/breakfast room. Upstairs are two further bedrooms. Outside, the property enjoys a private garden and a designated off-road parking space.

Situated on the southern edge of the village, the location benefits from a peaceful rural feel while still offering access to local amenities including a primary school, church, and village hall. Just 2.5 miles away is the vibrant market town of Bridport, known for its twice-weekly street markets, excellent shops, schools, and leisure facilities. The picturesque harbour at West Bay and the stunning Jurassic Coast – a UNESCO World Heritage Site – are also nearby, offering beautiful beaches and scenic coastal walks.

Additional Information:

**Broadband Availability:** Standard and superfast broadband services are understood to be available at this address. Buyers/tenants should verify availability and speeds with their chosen provider.

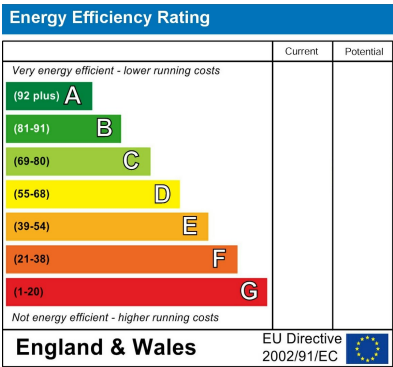
**Flood Risk:** The property is in an area assessed as having a low risk of flooding. Prospective tenants are advised to check official flood maps for confirmation. Check with government website.

**Council Tax Band:** Band C (West Dorset District Council — verify with local authority).

**RENT** £1,185.00 Per calendar month  
**£273.46 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**  
**£1,185.00 Rent in Advance**  
**£1,367.30 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**  
38 South Street  
Bridport  
Dorset  
DT6 3NN

01308 459550  
info@vicaryandco.com  
vicaryandco.com

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Chartered Surveyors & Property Agents

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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