



115 Happy Island Way, Bridport, DT6 4JZ

Beautifully refurbished throughout, this stylish 2-bedroom property offers modern living in a quiet location on the edge of Bridport. Features include a spacious kitchen diner, well-proportioned living room, private garden, allocated parking, and an electric car charging point. Energy Rating: C. Council Tax Band: B.



Nestled in a quiet, sought after residential street on the eastern fringe of Bridport, this beautifully refurbished and modern finished 2 bedroom, freehold terrace offers modern living in a tranquil setting. With fresh décor, quality finishes and stylish touches throughout, the house is ready to move into. From the handy entrance porch, the property opens into a well-proportioned living room featuring front aspect window. This leads through to a kitchen/diner with a range of base and wall units in a neutral finish with a built in electric hob and oven, and access via the back door to the rear garden. Upstairs the property offers a substantial master bedroom to the front with a smaller second bedroom at the rear of the property, along with a well-appointed shower room. Outside, the property offers a small gravel laid garden to the front with electric car charging point available, and to the rear there is an enclosed low maintenance garden with an allocated parking space beyond.

SERVICES:

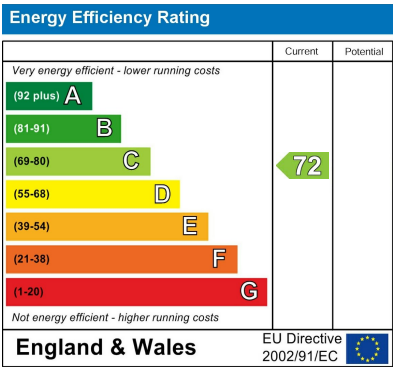
Mains water, electricity and drainage.
Council Tax Band B (Dorset Council)
Energy Performance: C (72)
Heating Type: Gas Central Heating

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

RENT £1100.00 Per calendar month
£253.84 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
£1100.00 Rent in Advance
£1269.23 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

Vicary & Co

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