

Seaward, Verriotts Lane, Morcombelake, Bridport, DT6 6DX

TO LET £1200 PCM

A well-presented two bedroom detached bungalow with a large garden benefitting from a south facing elevated position. Council Tax Band: D EPC: E (54)





An attractive detached two bedroom bungalow in an elevated position with a large garden and parking.

#### HALL WAY

Large built in storage cupboards. Plumbing for washing machine. Door leading to bathroom and;

# LIVING ROOM

Log burner with brick fireplace and slate hearth. Wall mounted shelf. Radiator. Wooden flooring. Doors leading to kitchen, bedroom one, bedroom two and sunroom. 4.98M X 3.39M

#### KITCHEN

Windows to rear aspect. Back door giving access to the decking and rear garden. Modern kitchen with wooden worktop and wooden flooring. Island with built in sink. Integrated fridge freezer, dishwasher and double oven. Storage unit and shelving. Built in pantry cupboard. Radiator. 5.42M X 3.35M

#### **BATHROOM**

White bathroom suite. Pattern tiled flooring throughout. Walk in shower, bath, basin and wc. Chrome towel rail. Airing cupboard, housing the hot water tank. 3.38M X 1.95M

### **BEDROOM ONE**

Double bedroom with carpet flooring. Window to rear and side aspect. 2 wardrobes supplied. Radiator. 3.35M X 3.18M

### **BEDROOM TWO**

Window. Wood flooring. Radiator. 3.34M X 1.8M

## **SUNROOM**

Window to rear aspect. Sliding doors entering the living room area. 3.0M X 2.2M

### **GARDEN ROOM**

Window to side aspect. Double doors leading to the rear garden. Wall mounted shelves. Radiator. 4.91M X 1.95M

#### OUTSIDE

Large tiered garden to rear with decking area and parking.

# **SERVICES**

Mains electricity.

Heating type: Electric Heating

Mobile signal coverage: Most major suppliers able to offer good outdoor service with some able to offer good indoor service - check Ofgem or with individual providers for further details

Internet: Ofgem suggests that superfast broadband connections should be available but we recommend checking with specific suppliers

# **COUNCIL AUTHORITY**

Council Tax Current Band: D

EPC: E (54)

# **RENT**

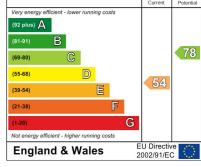
RENT £1,200 Per calendar month.

£276.92 HOLDING DEPOSIT (equals 1 weeks rent). The holding deposit can be used towards the Rent in advance or the Property Deposit. 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.

## **DEPOSIT**

£1,384.60 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.





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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