



3, Morbae Grove, Pymore, Bridport, Dorset

A well presented three bedroom property situated in the picturesque village of Pymore

Per Month

£1,295 Per Month

**Symonds
& Sampson**

ESTABLISHED 1858

3, Morbae Grove, Pymore, Bridport, Dorset, DT6 5SA

- River views
- Three bedroom
- Master en-suite
- Enclosed garden
- Allocated parking
 - Garage

Viewing strictly by appointment
Symonds & Sampson
01308 422092





A well presented three bedroom mid terrace house, benefiting from gas central heating, one allocated parking space and a garage.

Situated on the riverside with picturesque views, the property comprises entrance hall, cloakroom, sitting/dining room, kitchen and master bedroom with en-suite.

To the rear is an enclosed garden and a shared drive to the garage.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and can be let unfurnished.

Rent - £1295 per calendar month / £298 per week
Holding Deposit - £298
Security Deposit £1494

Council Tax Band - D
EPC Band - C

Situation

Modern terrace house situated in sought after development less than one mile from Bridport town centre. The property offers well presented accommodation including three bedrooms (master with en-suite) and enjoys a pleasant outlook over the weir and river. To the rear of the property is a low maintenance enclosed garden which enjoys the evening sun. There is an allocated off road parking space and a single garage, both of which are situated close to the property.

Morbae Grove forms part of this popular Pymore development within sight and sound of the River Brit and enjoying access to both open countryside and Bridport town. The property is also within waking distance of the Pymore Inn.

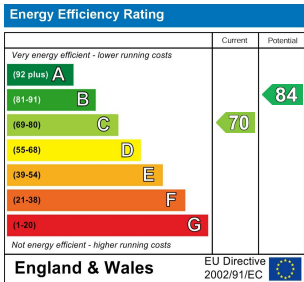
Bridport has a twice weekly market as well as regular



farmers' markets and offers a range of quirky and artisan local shops as well as a vintage quarter. The town's amenities include restaurants and hotels, a cinema and leisure centre, supermarkets, a museum, a health centre and a number of excellent primary schools and secondary schooling. Bridport has good access to the famous Jurassic Coast from the pretty harbour of West Bay with its assortment of pubs and restaurants and picturesque coastal path.

Directions

From our office in go to the traffic lights at the top of South Street and turn left onto West Street, then turn first right into Victoria Grove. Continue up the road past the school and then take the first turning on the left into Thread Mill Lane. Take the left turning over the bridge and bear right in to Morbae Grove where the property can be seen on your left.



Office/Neg/date



01308 422092
Symonds & Sampson LLP
23 South Street
Bridport
Dorset
DT6 3NU
bridport@symondssandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

