



Chacklehay West Road, Bridport, Dorset DT6 6AE

A lovely 3 bedroom mid-terraced character cottage with stunning countryside views.

Town Centre 1.3 Miles Jurassic Coast (Eype) 1.5 Miles

• Newly Fitted Kitchen • Two Reception Rooms • Office • Parking / Gardens • A Pet (terms apply) / Child Considered • Available Unfurnished from Mid September • 12 months plus • Deposit: £1,500 • Council Tax Band: C • Tenant Fees Apply

£1,300 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Steps from rear parking area lead to a part glazed door into;

BOOT ROOM

18'4" x 4'11"

Running the length of the property with tiled flooring and coat hooks, part glazed door leads into;

UTILITY AREA

Door to to storage cupboard, radiator, space for tumble dryer and fridge freezer, tiled floor with step up leading into

KITCHEN

Comprising newly fitted wall, base and drawer units, wood effect worksurface with inset stainless steel sink unit, integrated dishwasher and washing machine, electric hob with extractor over, electric oven and tiled flooring.

DINING ROOM

12'0" x 9'10"

Window seats, beams, radiator, stairs rising and wood floor.

SITTING ROOM

12'2" x 10'0"

Stone chimney breast with inset woodburner, beams, television point, radiator and wood floor.

Glazed door into

FRONT ENTRANCE

7'6" x 3'10"

Part glazed door from front garden with radiator, telephone point and tiled floor. Sliding door into

CLOAKROOM

Comprising low level WC, wash hand basin and tiled floor.

STAIRS AND LANDING

From dining room the stairs rise to the split level landing with radiator and fitted carpet. Doors into;

BEDROOM THREE / OFFICE

11'3" x 5'10" (3'8")

Single bedroom or an ideal home office with sloping ceiling, beams, built in storage cupboard, radiator and laminate floor.

BATHROOM

White suite comprising shower cubicle with electric shower, pedestal wash hand basin, low level WC, bath, cupboard housing the water system, radiator, extractor fan and vinyl floor.

BEDROOM ONE

Good sized double bedroom with radiator and fitted carpet.

BEDROOM TWO

Double bedroom with built in wardrobe and shelving, radiator and fitted carpet.

OUTSIDE

Stone wall with pedestrian gate to enclosed front garden with mature tree and shrubs.

The shared driveway runs behind the cottages and down to the property with gates to parking for 2 vehicles and log store. Steps down from the parking area lead to a paved seating area with stunning countryside views, raised flower beds and garden shed. Further steps lead down to an area of lawn with raised beds, mature trees and shrubs and additional storage area.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Air Source Heat Pump & Wood burner

Ofcom predicted broadband services - Standard: Download 8 Mbps, Upload

0.8 Mbps. Superfast: Download 56 Mbps, Upload 12 Mbps.

Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band C

SITUATION

Chacklehayes occupies a delightful semi-rural location yet within easy reach of Bridport, Eype, Chideock and Symondsbury. It is located within an Area of Outstanding Natural Beauty. The thriving and historic market town of Bridport offers excellent shopping, business and leisure facilities. Also nearby is the



picturesque village of Symondsburry with a church, public house and a popular primary school. There is easy access via nearby footpaths onto open countryside and the Jurassic Coast/South West Coast Path beyond.

DIRECTIONS

From Bridport town centre, follow West Street and continue straight ahead at both mini roundabouts onto West Allington. Follow this road out of the town and to the junction of the A35. Turn right towards Chideock, and after about 0.25 mile, turn right down the lane which is between the stone barn and stone wall. Follow the track around to the left and to the end where the parking for the cottage can be found.

What3Words: ///latitudes.untrained.mondays

LETTING

The property is available to rent for a period of 12 months plus on renewable Assured Shorthold Tenancy, unfurnished and is available from Mid September. RENT: £1,300 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,325 per month. DEPOSIT: £1,500 returnable at the end of the tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply)/Child Considered. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	