

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers

Residential - Commercial - Rural



8 Diment Square, Bridport, DT6 5ER

TO LET

£1200 PCM

Available Now - A beautifully presented two bedroom end of terrace character cottage within walking distance of the town centre. Council Tax Band: C EPC: E (46) No Smoking



This charming end of terrace home blends modern finishes with period character and offers bright, well-presented accommodation throughout. The spacious dual-aspect living/dining room features characterful window seats, while the stylish shaker-style kitchen benefits from an integrated oven, ceramic hob with extractor above, a one-and-a-half bowl stainless steel sink/drain, oak worktops and space for a washing machine, dishwasher and fridge freezer, with direct access to the private courtyard garden.

Upstairs, the property offers two generous double bedrooms, both benefitting from built-in storage, alongside a modern family bathroom with shower over bath. Externally, the enclosed courtyard garden provides a private, low-maintenance outdoor space with mature planted borders, ideal for relaxing or entertaining.

No Parking, on street parking close by, first come first serve.

Services

- Electricity, Gas, Water
- Mobile Network Coverage: Good with most major networks - See Ofcom data.
- Broadband: Superfast should be available - See Ofcom data.
- Flood Risk: Refer to .Gov Website for data.

Council Authority: West Dorset District Council
Council Tax currently Band: C

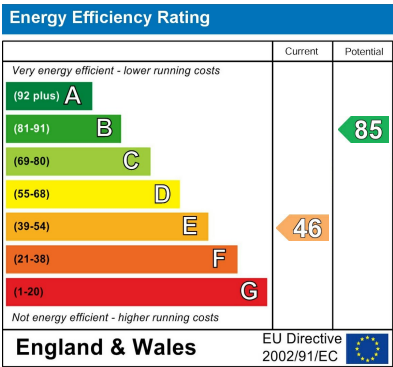
Energy Performance: E (46)

RENT £1200.00 Per calendar month

HOLDING DEPOSIT £276.92 (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.

Total fees
£1200.00 Rent in Advance
£1384.61 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewings Strictly By Appointment.



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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