



14 Gundry Lane, Bridport, DT6 3RJ

Spacious one-bedroom second-floor apartment situated just moments from Bridport town centre. Bright and modern accommodation with a well-equipped kitchen, generous double bedroom and contemporary shower room. Ideally located for town centre amenities. Council Tax Band: A. Energy Rating: C (79)



Situated just moments from the heart of the popular market town of Bridport, this deceptively spacious second-floor apartment offers well-planned and modern accommodation throughout. With its convenient location and excellent use of space, the property would make an ideal home for a single occupant or couple looking to enjoy everything the town has to offer.

The property is accessed via a secure communal entrance with intercom system. Inside, the accommodation opens into a bright and airy L-shaped sitting room and kitchen, providing plenty of space for both living and dining furniture, along with a useful storage cupboard.

The modern fitted kitchen has been thoughtfully designed to maximise the available space and features a good range of wall and base units, integrated washing machine, under-counter fridge and freezer, electric oven, gas hob and cooker hood.

The generous double bedroom benefits from a rear-facing window, allowing plenty of natural light into the room.

Completing the accommodation is a modern shower room, fitted with a shower, wash basin, WC and extractor fan.

Approximate measurements are as follows:

Kitchen area: 2.15m x 3.12m

Living Room: 5.35m x 4.25m

Bedroom: 3.25m x 3.59m

INFORMATION

Heating Type: Gas central Heating

Broadband: Ultrafast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good outside but may be limited inside.

Parking: On Street

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: A (West Dorset Council)

EPC: C (79)

RENT £850.00 Per calendar month

HOLDING DEPOSIT £196.15 (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.

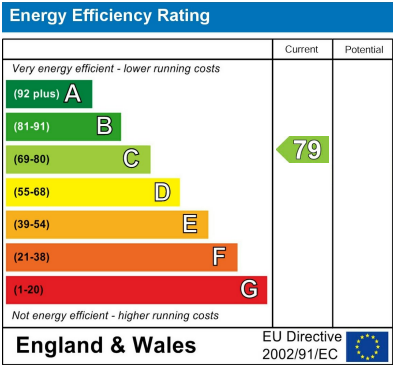
Total fees

£850.00 Rent in Advance

£980.76 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 only with Vicary & Co



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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