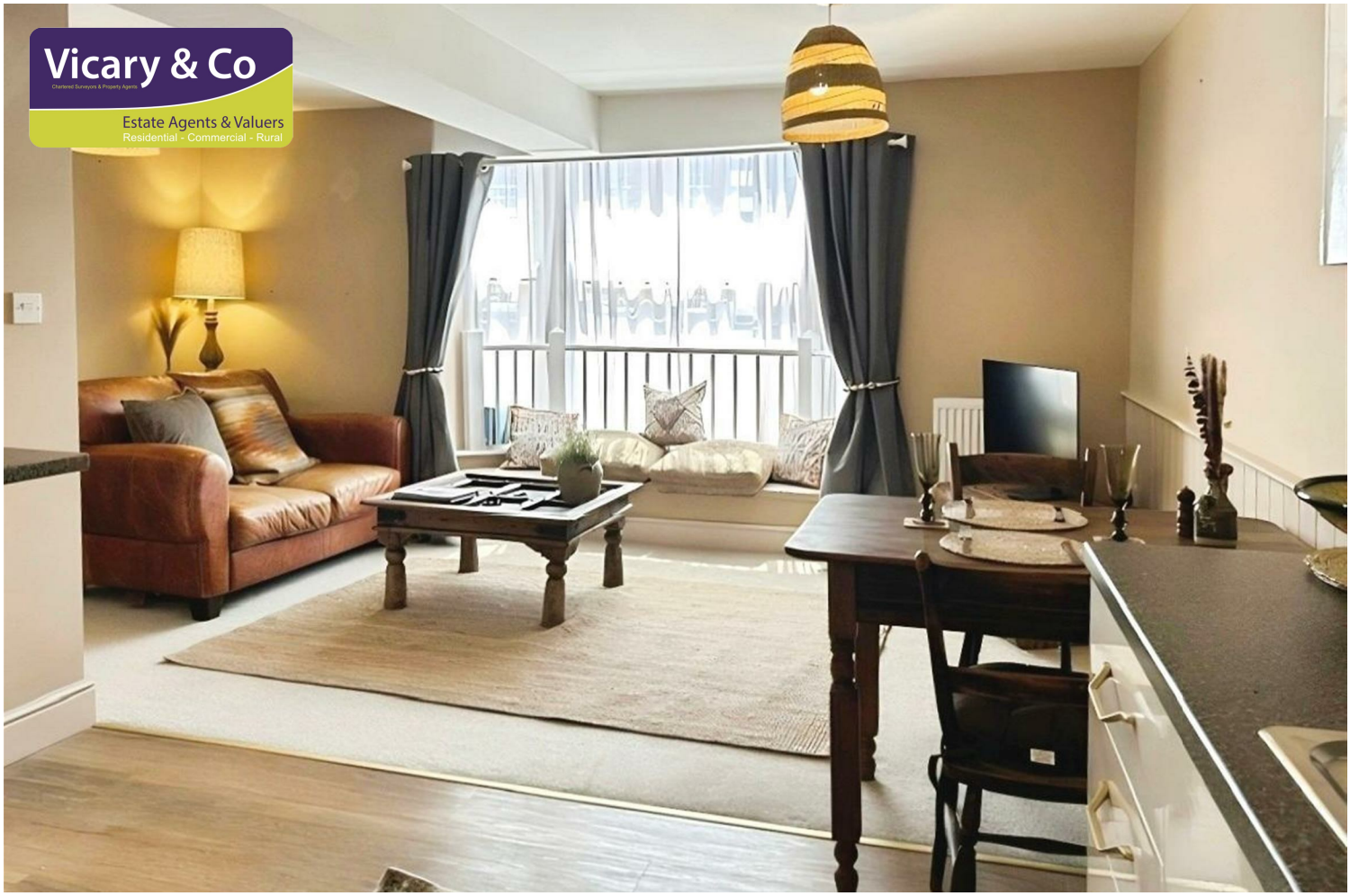


First Floor Flat, 13 West Street, Bridport, DT6 3QJ

TO LET

£800 Per Month

Well-presented one-bedroom first-floor flat with a bright bay-windowed living space, modern shaker-style kitchen, king-size bedroom and newly fitted shower. Conveniently located close to Bridport town centre and local amenities. Council Tax Band: TBC EPC: C (74)

The flat is a light and bright first-floor property, featuring a bay window that provides a pleasant sense of space and natural light. The accommodation comprises a king-size bedroom, a modern shaker-style kitchen with integrated oven, ceramic hob and stainless-steel sink, with space for a dining table. There is also a comfortable living area and a bathroom with a newly fitted shower. Centrally located, the property is within easy reach of Bridport town centre and its wide range of amenities.

Bridport is a vibrant and characterful market town, renowned for its historic streets, independent shops, cafés, restaurants and regular markets. The town is ideally placed for exploring the surrounding West Dorset countryside and the nearby Jurassic Coast, with the popular coastal village of West Bay just a short distance away.

Heating Type: Gas Central Heating

No outside space or parking. Parking permits available from Dorset Council for town car parks.

Energy Performance Rating: C (74)

Council Tax Band: To be confirmed, currently under business rates.

Broadband Speed: Super-Fast should be available (Ofcom Data)
Mobile Signal: Good outdoor, variable in home depending on network. (Ofcom Data)

Mains electricity, gas, water and drainage.

FEES
RENT £800.00 PCM

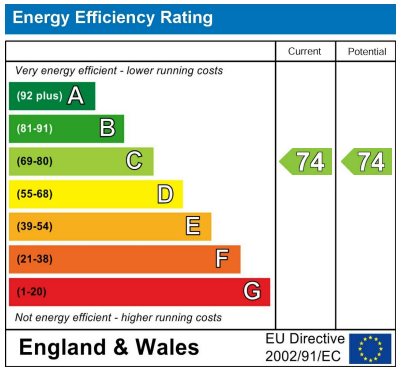
HOLDING DEPOSIT £184.61 (equals 1 weeks rent). The holding deposit can be used towards the Rent in Advance or the Property Deposit. Note - the holding deposit is non – refundable, should you as a prospective tenant pull out of a tenancy prior to its commencement once referencing has been carried out, or give false or misleading information once referencing has been submitted.

DEPOSIT £923.07 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Energy Performance Rating: C (74)

Council Tax Band: To be confirmed, currently under business rates.

Viewing by appointment.



Vicary & Co
38 South Street
Bridport
Dorset
DT6 3NN

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info@vicaryandco.com
vicaryandco.com

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