

**2, The Forge Melplash, Bridport, DT6 3UH****TO LET****£1500 PCM**

A beautifully presented three-bedroom semi-detached family home offering modern open-plan living, two en-suite double bedrooms, a stylish kitchen with island, a private courtyard garden. Council Tax Band: C EPC: E (46)



Presented to a high standard, this generously sized family home beautifully blends contemporary design with tasteful character features.

The downstairs accommodation is open-plan, offering a bright and flowing layout ideal for modern living. To the right, you'll find the living room, while straight ahead sits the downstairs cloakroom WC. To the left is the dining area, which seamlessly connects to the contemporary open kitchen. This impressive kitchen features a central island, integrated double oven, integrated microwave, integrated dishwasher, and fridge freezer. Patio doors lead out from the kitchen to the small courtyard garden, creating a wonderful indoor-outdoor space.

On the first floor, there are three bedrooms—two spacious doubles and one single. Both double bedrooms benefit from access to en-suite bathrooms, with one en suite also enjoying an additional access door from the landing for added convenience.

The property is offered Part- furnished

Outside

Small enclosed courtyard garden. Parking for one car at the front of the property.

Location

Melplash is a picturesque village situated approximately three miles south of Beaminster and three and a half miles north of the vibrant market town of Bridport. It retains a close-knit community atmosphere, with a blend of period cottages, character homes, and a handful of newer properties. Village amenities include a garage, village hall, and the Half Moon public house and church. Bridport to the South offers extensive amenities such as independent shops, supermarkets, cafes, restaurants, and a vibrant arts and music scene.

Heating Type: Underfloor Heating & Bio Mass District Heating

Living Area 6.56m x 4.36m
Kitchen Dining Area 8.33m x 3.94m
Bedroom One L-Shaped 6.62m x 4.40m
En Suite Bedroom One 3.08m x 1.86m
Bedroom Two (With En suite) 4.03m x 3.54m
Bedroom Three 3.56m x 2.90m

SERVICES

Electricity, Mains Water, Private Drainage

COUNCIL AUTHORITY

West Dorset District Council.
Council Tax Band: C

ENERGY PERFORMANCE E (46)

RENT £1500.00 PCM

HOLDING DEPOSIT £346.15 (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

£1500.00 Rent in Advance

£1730.00 Property Deposit of 5 weeks rent, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing strictly by appointment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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

