

Vicary & Co

Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural



7 Mead Fields, Bridport, DT6 5RE

TO LET

£1000 PCM

A Three bedroom link-detached house, located on the northern edge of Bridport town. Hall, Lounge, Kitchen / Dining Room, Bathroom. Gas Central Heating. Double Glazed Windows. Rear Enclosed Garden. Garage and Parking. Council Tax Band: C EPC: D (63)



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HALL
Fitted carpet flooring. Radiator. Telephone point. Stairs to first floor. Doors into

LIVING ROOM
Window to front aspect. Fitted carpet flooring. Radiator. TV point.

KITCHEN / DINING ROOM
Two Windows to rear aspect. Back door giving access to rear garden. Fitted vinyl flooring. Part tiled walls over work surface. Fitted wall units. Fitted base units with space for free-standing gas or electric cooker, free-standing fridge / freezer. Space and plumbing for free-standing washing machine. Work surface with stainless steel sink.

LANDING
Fitted carpet flooring. Airing / store cupboard.

BEDROOM ONE
Double Size Room. Window to rear aspect. Fitted carpet flooring. Radiator.

BEDROOM TWO
Double size room. Window to front aspect. Fitted carpet flooring. Radiator.

BEDROOM THREE
Single Size/ Study. Front aspect. Fitted carpet flooring. Radiator.

BATHROOM
Obscure glazed window to rear aspect. Fitted vinyl flooring. Part tiled walls. Cream bathroom suite comprising bath with electric shower facility, pedestal wash hand basin and WC.

Approximate Room Measurements
Kitchen/ Dining Room 4.95m x 2.69m
Living Room 4.38m x 3.98m
Bedroom One 3.83m x 3.05m
Bedroom Two 3.28m x 2.69m
Bedroom Three 2.39m x 2.19m
Bathroom 1.80mx 1.70m
Garage 5.15m x 2.45m

OUTSIDE
Enclosed garden to rear with patio area and lawn. Single garage. Driveway parking for two cars.

SERVICES
Mains Electricity, Gas, Water and Sewerage.

COUNCIL AUTHORITY West Dorset District Council
Council Tax currently Band C

EPC: D (63)

Broadband: Ultrafast Available (Ofcom Data)

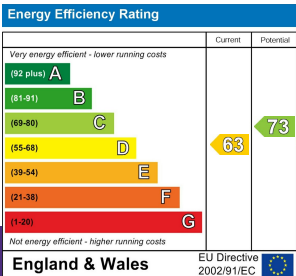
Mobile phone coverage: Network coverage is good outside with some limited indoor coverage.

Rent: £1200.00 PCM

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
Rent: £1200.00 Rent in Advance
Deposit: £1384.61 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.



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