



Down House Lane
Higher Eype
Bridport
Dorset DT6 6AH

A detached bungalow situated in the countryside with far reaching views.



- Unfurnished
- Available early September
 - Long term let
 - Large driveway
- Integrated double garage
- Surrounding countryside views

£1,695 Per Month

Bridport Lettings
01308 422092
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THE PROPERTY

A detached three bedroom bungalow of generous proportions, located in a beautiful setting enjoying uninterrupted views across the countryside towards the sea.

DIRECTIONS

From Bridport, proceed to The Crown roundabout, taking the 4th exit along the A35 signposted Axminster. On reaching the brow of the hill, turn left signposted Eype and then take the second right. Continue along this road and take the next left hand turning signposted Down House Lane. Proceed down this road and The Hollies will be found after a short distance on the right hand side.



ACCOMMODATION

Available early September.

This unique property is set within gardens of approx. 0.6 of an acre. The accommodation is comprised of entrance hall, sitting room with open fire, dining area and kitchen/breakfast room.

There are two double bedroom and one single with built in storage. The master bedroom has an en-suite and there is also a family bathroom.

The property benefits for a large garden which is mainly laid to lawn. There is an area which would make an ideal vegetable patch. Rent includes partial garden maintenance and the steep bank area. There is integral double garage with twin up and over doors and plumbing for washing machine. The driveway also provides ample off road parking.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and can be let unfurnished.

Rent - £1,695.00 per calendar month / £391.00 per week
Holding Deposit - £391.00



Security Deposit - £1,955.00

Council Tax Band - E

EPC Band - D

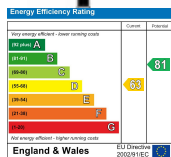
SITUATION

Higher Eype is an extremely desirable hamlet to the south west of Bridport, only a stones throw from the Jurassic Coast. This attractive area boasts a variety of attractive properties and benefits from a popular hotel and public house. Bridport is some 2 miles distant and is a busy, active market town and popular holiday area, designated as being in an Area of Outstanding Natural Beauty, where street markets are held twice weekly. The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The larger towns of Dorchester and Yeovil are within easy travelling distance.

DIRECTIONS

What3words- ///transmits.rejoiced.profiled





TOTAL APPROX. FLOOR AREA 1746 SQ.FT. (162.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Office/Neg/Date



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