

18 Pasture Way, Bridport, DT6 4DL

TO LET

£1,250 Per Month

COMING SOON! A spacious two-bedroom detached bungalow occupying a generous plot, featuring an L-shaped living/dining room, farmhouse-style kitchen, large conservatory and modern shower room. Further benefits include a single garage with electric door and a large enclosed rear garden. Register your interest now to arrange a viewing.





A spacious two-bedroom detached bungalow occupying a generous plot, offering well-proportioned accommodation and a particularly good-sized rear garden. The property benefits from a large L-shaped living/dining room, a farmhouse-style kitchen and a substantial conservatory, providing plenty of space for both everyday living and entertaining.

The kitchen is positioned to the rear of the property and is fitted in a farmhouse style, incorporating an integrated oven and gas hob. There is additional space for a washing machine and a tall fridge freezer. A useful rear lobby/utility area provides further storage space with rear access to garage and garden.

The L-shaped living/dining room offers a versatile reception space with logburner, whilst the large conservatory provides an additional area to enjoy views over the rear garden.

There are two good-sized double bedrooms, both enjoying a front aspect. The modern shower room comprises a walk-in wet-room style shower, vanity wash basin and WC, with a useful storage cupboard.

Note: Both Bedrooms are to be carpeted priory to Tenancy.

Outside, the property occupies a generous plot with a large enclosed rear garden, predominantly laid to lawn and featuring established trees and planted borders. A single garage with electric provides useful additional storage, parking or hobbies.

Approximate Room Dimensions
Living/ Dining Room 5.54m x 4.54m (L-Shaped)
Conservatory 5.28m x 2.67m
Kitchen 3.04m x 2.66m
Bathroom 2.64m x 1.95m
Bedroom One 3.72m x 2.32m
Bedroom Two 3.53m x 2.73m
Rear Lobby Utility 3.17m x 2.13m

Unfurnished

Services
Electricity, Gas, Mains water & drainage
Council Authority: West Dorset District Council
Council Tax currently Band: D
Energy Performance: TBC
Broadband: Superfast may be available (Refer to Ofcom Data)
Mobile Coverage: Good outdoor and in-home (Refer to Ofcom Data)

No Smoking

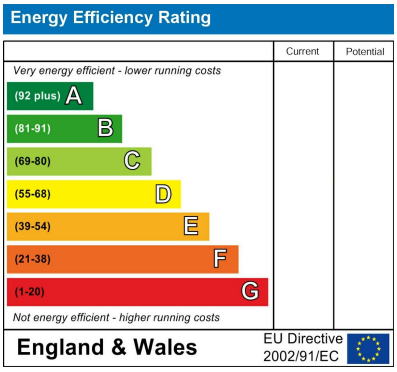
RENT £1250.00 Per calendar month

HOLDING DEPOSIT £288.46 (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
£1250.00 Rent in Advance
£1442.30 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.





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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