

**Vicary & Co**

Estate Agents & Valuers  
Residential - Commercial - Rural



**6 Provident Place, Bridport, DT6 5BY**

**TO LET**

**£1100 PCM**

A well presented two bedroom terraced house situated within walking distance of Bridport town centre and conveniently close to local amenities. Council Tax Band: B EPC: D (66) No Smoking



A well presented two bedroom terraced house situated within walking distance of Bridport town centre and conveniently close to local amenities.

The property offers a bright open-plan living room and kitchen with patio doors leading out to a courtyard garden. The well-appointed kitchen features shaker style wall and base units complemented by wooden worktops, a one and a half bowl ceramic sink/drainer, integrated undercounter oven, fridge/freezer and dishwasher, with additional space and plumbing for a washing machine.

To the first floor are two generously sized bedrooms, both capable of accommodating double beds. Bedroom one benefits from a feature fireplace. The family bathroom comprises a bath with shower facility, vanity unit with hand wash basin and WC, together with a rear aspect window allowing for natural light and ventilation.

#### OUTSIDE

Externally, the property benefits from a private courtyard garden with rear access gate. To the front of the property is an open garden area to be maintained by the tenant, with a shared communal pathway running in front.

There is no parking with the property, however there is a road directly behind on a first come first service basis, parking permits are also available to purchase through Dorset Council car parks.

#### APPROXIMATE MEASUREMENTS:

Living Kitchen 6.33m x 3.95m

Bedroom One 3.95m x 3.35m

Bedroom Two 2.98m x 2.38m

Bathroom 3.09m x 1.57m

#### SERVICES

Electricity, Gas, Water

Mobile Network Coverage: Good outdoor and carryable in home with most major networks - See Ofcom data.

Broadband: Superfast should be available - See Ofcom data.

Flood Risk: Refer to .Gov Website for data.

Council Authority: West Dorset District Council

Council Tax currently Band: B

Energy Performance: D (66)

RENT £1100.00 Per calendar month

HOLDING DEPOSIT £253.84 (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

£1100.00 Rent in Advance

£1269.23 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### 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