



## The Flat, 66 South Street, Bridport, DT6 3NN

**TO LET**  
**£895 PCM**

Available Now - A newly decorated two bedroom maisonette centrally located within Bridport town close to shops and amenities. Large Living Room, kitchen breakfast room, conservatory and balcony EPC: D (64) Council Tax Band: B



A newly decorated two bedroom maisonette centrally located within Bridport town close to shops and amenities.

Entrance Lobby  
Fitted carpet flooring. Stairs to first floor:

Landing  
Fitted carpet flooring, window to rear.

Kitchen  
Wood effect kitchen wall and base units with marble effect worktop, stainless steel sink/ drainer. Room for washing machine and space for a freestanding cooker. Rear door to conservatory. 4.11m x 2.40m

Conservatory  
Door from conservatory through to balcony.

Living Room  
Front aspect sash windows, neutral carpet flooring and feature fireplace. TV Point. Cupboard housing gas meter. Radiator. 4.44m x 4.56m

Second Floor

Bedroom One  
Front aspect bedroom with two front aspect sash windows. Two radiators.4.42m x 4.50m

Bedroom Two  
Rear aspect UPVC window, neutral carpet flooring, radiator. 3.75m x 2.36m

Shower Room  
Tiled flooring, white suite comprising of handwash basin and WC. Shower enclosure with wall mounted shower and aqua boards to walls. Shaving Light and wall mounted mirror. Cupboard housing gas combi boiler. Window to rear. 2.23m x 1.97m

Regret no pets due to lease, due to the proximity to surrounding businesses other restrictions do apply please contact Vicary & Co

Services  
Mains Electricity, Gas, Water.  
Council Tax Band: B (Dorset Council)  
EPC Band: D (64)  
Heating Type: Gas Central Heating

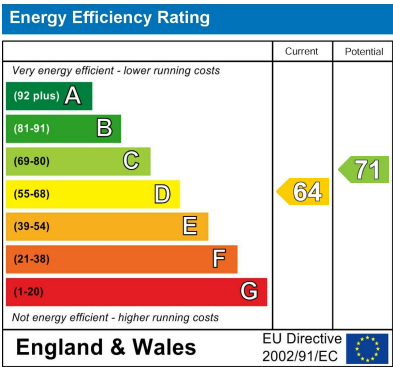
Outside  
Balcony area from conservatory.

No parking with the property, local permits can be purchased through council.

RENT £895.00 Per calendar month  
HOLDING DEPOSIT £206.53 (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  
Rent in Advance £895.00  
Property Deposit of 5 weeks rent £1032.69, to become the deposit held by the Deposit Protection Service for the term of the tenancy.

Viewing by appointment.



Vicary & Co  
38 South Street  
Bridport  
Dorset  
DT6 3NN

01308 459550  
info@vicaryandco.com  
vicaryandco.com



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