

Vicary & Co

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



Wykes Gate, Bridport, DT6 3JR

Newly Refurbished Top Floor Studio Apartment, central to Bridport town. Open-plan Kitchen/ Living Bedroom, Fitted kitchen with integrated oven and hob, Modern Bathroom Council Tax Band: A EPC: C (73)



Open-plan Living Bedroom/ Kitchen 6.13m x 3.20m
Storage Cupboard/ Wardrobe.

Kitchen Area – Modern white kitchen with wood effect laminate worktop, ceramic white tiles, undercounter lighting, stainless steel sinking and drainer, built-in four heat zone ceramic hob, a built-in undercounter oven and extractor above. Space for washing machine and under counter fridge.

Bathroom

White suite comprising of a bath with wall mounted shower, hand wash basin and WC, grey shower boards to walls. 1.71m 1.72m

Just off the bathroom is an airing cupboard housing the hot water tank.

Downstairs on the ground floor is a storage cupboard for the apartment.

There is no parking with the property, however on street parking or car park permits are available locally from the Council.

SERVICES

Electricity, Gas central heating from main communal system (Gas billed to tenant quarterly), mains Water / Waste connected.

COUNCIL AUTHORITY

West Dorset Council
Council Tax Band A

ENERGY PERFORMANCE: C (73)

RENT £700.00 Per calendar month

£161.53 HOLDING DEPOSIT (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


£700.00 Rent in Advance

£807.69 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.



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

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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