



89 Happy Island Way, Bridport, Dorset DT6 4JZ

A well presented one bedroom house in a tucked away position close to Bridport town centre.

Bridport Town Centre 1 Mile; West Bay 2.4 Miles

• Lounge • Kitchen • Modern Shower Room • Courtyard Garden / Allocated Parking • Available Early April on Unfurnished Basis • Suit Professional(s) / A Pet Considered (terms apply) • Long Let • Deposit: £951 • Council Tax Band: A • Tenant Fees Apply

£825 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Part glazed UPVC door leads to;

PORCH

With tiled floor, area housing the washing machine and tumble dryer, and part glazed door into;

LOUNGE **13'7" x 12'5"**

With window to the side, radiator, telephone point, television aerial/point, stairs rising with small cupboard below and wood flooring.

KITCHEN

Comprising range of white fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, electric cooker, extractor over, under counter fridge freezer, breakfast bar and wood flooring.

STAIRS AND LANDING

Stairs rise to landing with fitted carpet and doors to;

BEDROOM **13'7" x 7'6"**

Double with fitted mirror fronted wardrobes which also houses the gas fired boiler to one side, television aerial/point, telephone point, radiator and fitted carpet.

SHOWER ROOM

White suite comprising corner shower cubicle with electric shower, vanity unit wash hand basin, mirror, low level WC, heated towel rail and laminate floor.

OUTSIDE

There is an easy to maintain courtyard garden with garden shed.

There is allocated parking for one vehicle to the front of the property.

SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps. Superfast: Download 76 Mbps, Upload 18 Mbps

Ofcom predicted mobile coverage for voice and data: External (Likely) - EE, Three, O2 and Vodafone

Local Authority: Council Tax Band A

SITUATION

This convenient home is situated in a sought after area to the east of the town, within walking distance of several amenities and the town centre. Bridport's mainstream amenities include restaurants and hotels, an art centre and leisure centre, supermarkets, a museum and a health centre.

AGENTS NOTES

Please note that the landlords will leave the washing machine, tumble dryer and fridge freezer for a tenants use but will take no liability for maintaining, repair or replacement should these cease to work.

DIRECTIONS

From Bridport town centre proceed along East Street and at the roundabout take the first exit towards Beaminster. Take the first available right into Jessopp Avenue, then turn left into Happy Island Way. Take the next left and the property can be found on your left hand side.

What3Words: ///snooping.mega.enacted

LETTING

The property is available to rent on a long let on an Assured Shorthold Tenancy, unfurnished and is available from early April. RENT: £825 per calendar month, exclusive of all charges. Where the let permits a pet the rent will be increased to £850pcm. DEPOSIT: £951 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and are administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Children. A Pet Considered (terms apply). Would Suit Professional(s). Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

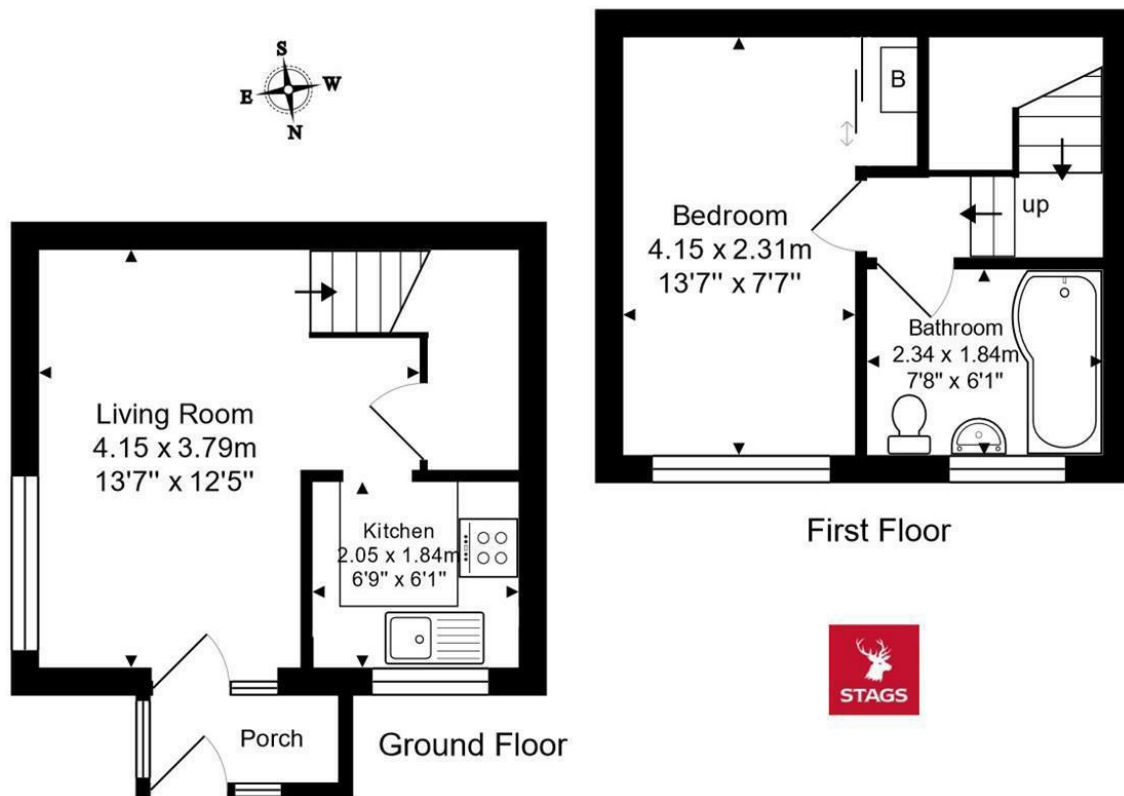
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf





Total Area: 41.7 m² ... 449 ft²

Not to scale. Measurements are approximate and for guidance only.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		