



5 James Walk North Mills, Bridport, Dorset DT6 3FY

A beautifully presented converted home in a delightful riverside setting close to the town centre.

Bridport Town 0.5 Miles; West Bay 3 Miles; Dorchester 16 Miles

• Lovely Open Plan Living / Kitchen • Two Double Bedrooms • Two Bath / Shower Rooms • Courtyard / Balcony with River Views / Allocated Parking • Available Immediately • A Pet (Terms Apply) Considered • 12 Months Plus • Deposit: £1,153 • Council Tax Band: C • Tenant fees Apply

£1,000 Per Calendar Month

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

ACCOMMODATION INCLUDES

Part glazed front door from courtyard leads into;

HALLWAY

With stairs rising, under storage, radiator and laminate floor.

Doors to;

SHOWER ROOM

Modern suite comprising shower cubicle, vanity wash hand basin, low level WC, heated towel rail and vinyl floor.

GROUND FLOOR BEDROOM **12'3" x 11'3"**

Good sized double with television point, radiator and fitted carpet.

OPEN PLAN LIVING AREA / KITCHEN **22'2" x 14'0"**

Lovely sized room with wood flooring through out, television point, radiator and double doors to balcony.

The kitchen comprises cream fronted wall, base and drawer units, wood worksurface with inset sink unit, 4 ring gas hob with extractor over, double oven, integrated fridge freezer, washing machine and slimline dishwasher.

STAIRS AND LANDING **6'6" x 6'5"**

Stairs rise to landing with Velux window and fitted carpet.

Door into;

MASTER BEDROOM **15'7" (5'9") x 16'7" (12'8")**

Large double with radiator and fitted carpet.

Door to;

ENSUITE

Modern white suite comprises bath with mixer tap shower spray, low level

WC, vanity wash hand basin, heated towel rail, Velux window and vinyl floor.

OUTSIDE

The property has the benefit of its own allocated parking space.

The property has a delightful courtyard garden which has been designed for easy maintenance with paving, raised borders and garden shed. To the rear, the glass sided balcony enjoys a west facing aspect over the River Brit.

SERVICES

Electric - Mains connected

Gas - Mains connected

Water - Mains connected

Drainage - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps

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

Local Authority - Council Tax Band C

SITUATION

James Walk enjoys a tucked away position just off Victoria Grove close to the delightful meadows and within easy reach of the town centre.

Bridport is a thriving historic town with a twice weekly market as well as regular farmer's and monthly vintage markets and offers a range of quirky and artisan local shops. Bridport's mainstream amenities include restaurants, hotels, a cinema, art/leisure centre, supermarkets, a museum, a health centre and a number of excellent primary and secondary schools.



West Bay, with its harbour, bathing beaches and access to the World Heritage coast, is only about 2 miles to the south. There is also a golf course. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach with main line rail services to London.

DIRECTION

From Bridport town hall, follow West Street and take the first turning on the right into Victoria Grove. After about 1/4 mile, turn left into North Mills and follow the road all the way down. James Walk can be found right at the end of the private road.

What3Words: ///cushy.tides.weary

LETTING

The property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £1,000 per calendar month exclusive of all charges. Where the let permits a pet the rent will be £1,025pcm. DEPOSIT: £1,153 returnable at the end of the tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. ONE Small Pet (terms apply) Considered. 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 RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
93-100	A		93
81-92	B	82	
69-80	C		
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	