



16A West Street, Bridport, Dorset DT6 3QP

A beautifully presented Grade II listed apartment in secluded location.

West Bay/Jurassic Coast 2 Miles;

• Sitting Room • Kitchen • Two Bedrooms • Shower Room • Private Terrace & Storage • Available Immediately on Unfurnished Basis • Long Let • Deposit: £980 • Council Tax Band: A • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION INCLUDES

Front door to communal hallway and stairs rising to first floor.

front door leads to;

HALLWAY

Coat hooks, radiator, stairs rising and fitted carpet throughout.

SHOWER ROOM

White suite comprising shower cubicle, low level WC, pedestal wash hand basin, mirror over, heated towel rail and vinyl floor.

KITCHEN

Opens into from the hallway and comprises; white wall, base and drawer units, worksurface with inset stainless steel sink, electric oven, 4 ring gas hob with extractor, integrated fridge, and slimline dishwasher, washing machine, , breakfast bar, radiator and vinyl floor.

SITTING ROOM **13'1" x 10'5" (9'8")**

Steps from hallway with double doors leading to the balcony/rear access, radiators, television aerial point, telephone point, and fitted carpet.

BEDROOM TWO / OFFICE / DRESSING ROOM

7'3" x 6'5" (5'0")

Single bedroom or an ideal home office/ dressing room with small under the stairs cupboard, radiator and fitted carpet.

ATTIC BEDROOM **11'11" x 12'11" (9'7")**

Stairs from the hallway lead to the dual aspect double bedroom, radiator and fitted carpet.

OUTSIDE

External metal stairs lead to the private terrace (6.89 x 3.37) and doors into the sitting room.

Below the external stairs there are is a storage shed with power and light (4.04 x 1.96), plus a workshop/storage shed with work bench, power and light (3.45 x 3.15)

SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

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

Local Authority: Council Tax Band: A

SITUATION

The property enjoys a secluded position in a highly convenient central location on West Street and in the heart of the town centre. Bridport is a thriving and historic market town and holiday area. Extensive street markets are held twice weekly and the town has an excellent range of shopping facilities, schools, recreational and social amenities and a popular leisure centre with a swimming pool. A particular feature of Bridport

town is the large number of independent and specialist shops which provide a unique atmosphere. The popular harbour of West Bay is only 2 miles to the south lying on the stunning Jurassic Coast.

DIRECTIONS

From our South Street office, proceed to the town hall and turn left into West Street. Head down the hill and the entrance is via the green gate situated between Battens and YMCA.

LETTINGS

The property is available for a period of 6 months plus on a Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT: £850 per calendar month exclusive of all charges. DEPOSIT: £980 returnable at end of 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. No Smokers/Children/Pets. Suit Professional(s). Viewings 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

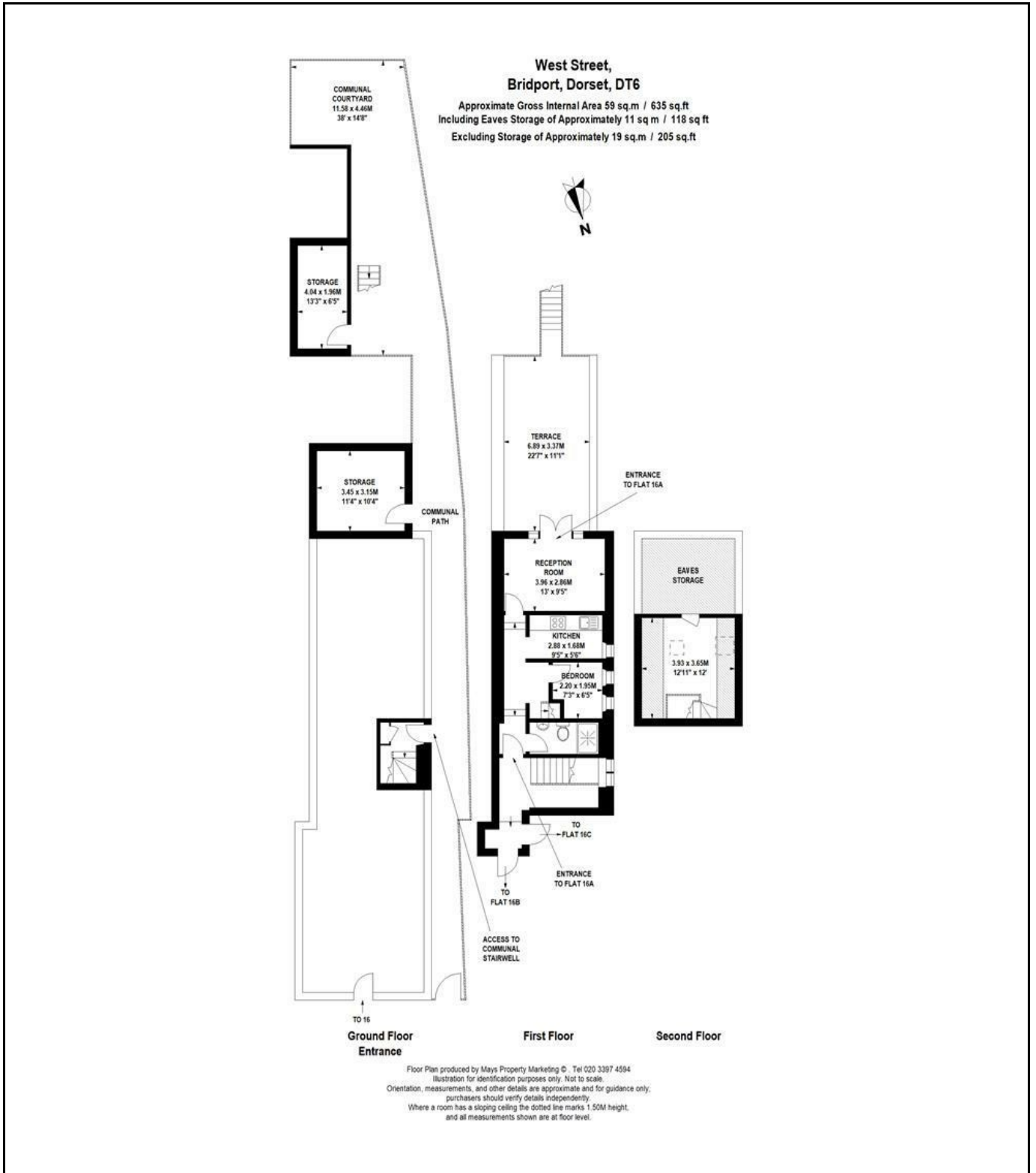
It has been confirmed that phase one of the act will be implemented on 1st May 2026.

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





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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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (85 plus) A | | |
| (65-84) B | | | |
| (45-64) C | | 71 | 77 |
| (25-44) D | | | |
| (10-24) E | | | |
| (1-9) F | | | |
| (1-9) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |