



29 NORTH ALLINGTON  
BRIDPORT TOWN  
Dorset, DT6 5DX

£950  
PER CALENDAR MONTH

[goadsby.com](https://goadsby.com)

# TWO BEDROOM COTTAGE

- Two Bedrooms
- Convenient Location
- Well Presented Throughout
- Courtyard Garden
- EPC Rating Band: E

Energy Efficiency Rating	
Current	Potential
(Very energy efficient) - lower running costs A (91-100)	
B (81-90)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
60	88
England, Scotland & Wales	

Reference: 1122655

**Deposit Amount:** £1,096.15

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** On Street

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

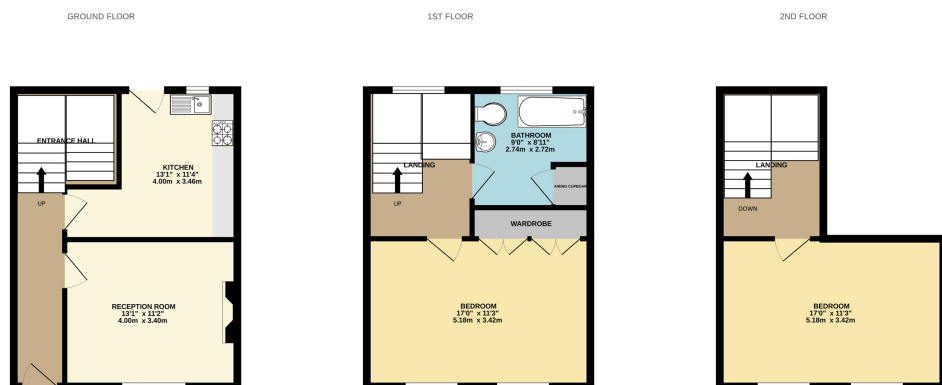
**Flood Risk:** For more information refer to [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



This conveniently positioned two-bedroom cottage is situated within easy walking distance of Bridport town centre.

The ground floor accommodation comprises a sitting room with feature fireplace and additional storage cupboards, fitted kitchen/breakfast room with a range of base units with work surfaces over, room for domestic appliances, integrated electric oven and hob with extractor hood. There is also a rear door from the kitchen, with access leading to the courtyard.

The first floor accommodation offers an excellent size double bedroom, and a bathroom with white suite to include bath with shower over. Stairs rise once again to the second bedroom which is a charming room with a pleasant rooftop outlook.



This Floor Plan is for guidance only and is NOT TO SCALE  
 Made with Metropix ©2024

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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