

STAGS

44 South Mill Lane, Bridport, Devon DT6 3PN

An attractive and spacious unfurnished semi-detached three bedroom house with generous parking, located close to the town centre.

Bridport Town Centre. West Bay 2 miles. Dorchester 16 miles

• 2 bathrooms (1 en-suite) • Three floors • Town and country views • Courtyard Garden • Generous parking for 2 cars • Tucked away position • Council tax band C • Deposit £1384 • VIEWING SLOTS NOW FULL • Tenant fees apply

£1,200 Per Calendar Month

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

THE PROPERTY

44 South Mill Lane is an attractive semi-detached house, in a very convenient tucked away location within the town, close to the River Meadows and amenities. It was built in circa 2007 with attractive rendered and natural stone elevations under a slate roof.

The excellent specification includes gas-fired central heating, traditional timber sealed unit windows, well equipped kitchen with solid oak worktops and comprehensive appliances (electric oven, gas hob, integrated dishwasher and washing machine), attractive bathroom/shower room fittings and oak flooring to the ground and first floors.

The house is well presented and enjoys lovely views over the town rooftops, the church and distant countryside. The spacious accommodation is arranged over three floors extending to:

Ground floor - Canopy porch, living/dining room, kitchen, cloakroom
First floor - Landing with airing cupboard, bedroom with Juliet balcony, bedroom, bathroom
Second floor - Landing, double aspect principal bedroom with en-suite shower room

OUTSIDE
To the side of the house is a good sized gravelled driveway/parking area and pedestrian gate. The rear courtyard style garden has been designed for ease of maintenance with large timber shed and fully enclosed, featuring part stone/brick walling.

SITUATION

The property enjoys a very convenient and tucked away position, just off South Street. It is within easy reach of the town centre and close to the River Meadows, with attractive walks. Bridport has excellent shopping, business and leisure facilities together with a popular twice weekly market. Morrisons Superstore and Bridport Leisure Centre are both within only about 5/10 minutes' walk. West Bay, with its attractive harbour, bathing beaches and access to the beautiful World Heritage Jurassic Coast is very nearby. The larger centres of Dorchester and Weymouth are within 20/30 minutes' driving distance, with mainline rail services to London.

SERVICES

Mains Electric
Mains water & drainage
Mains Gas (Gas-fired central heating).
Council tax band C.
Ofcom predicted mobile coverage for voice and data; EE and O2, Vodaphone Good indoor and outdoor Service. Three Good outdoor, variable indoor service.
Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

DIRECTIONS

From our Bridport office, proceed down South Street and after about ¼ mile or so, turn left into South Mill Lane. The property will be seen after a short distance on the left.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available end September/early October. RENT: £1200pcm exclusive of all charges. DEPOSIT: £1384 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). References required, viewings strictly through the agents. Pets may be considered at this property subject to application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.
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.

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

The first phase of the Renters Rights Act was implemented on the 1st May 2026. The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms. For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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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