

**Axminster Branch**

5 South Street  
Axminster  
Devon  
EX13 5AD  
**01297 33449**  
sales@vicaryandco.com

**vicaryandco.com**

**Bridport Branch**

12A South Street  
Bridport  
Dorset  
DT6 3NQ  
**01308 459550**  
info@vicaryandco.com

# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**10 St. James Park, Higher Street, Bradpole, Bridport, Dorset, DT6 3UR**  
**Guide Price £250,000**



10 St. James Park, Higher Street, Bridport, Bradpole, Dorset, DT6 3UR  
Guide Price £250,000

A two bedroom terraced house for the over 55's with a private patio garden, garage and well-maintained communal gardens, close to Bradpole village centre with a footpath into town centre of Bridport. No onward chain.



## Property Details

- Two Double Bedrooms
- Low maintenance Garden
- Generously sized Living / Dining Room
- No Onward Chain
- Garage
- In need of modernisation

Offered with no onward chain, 10 St James Park is a two bedroom terraced house located in the popular over 55's development just 1.5 miles north of Bridport town centre.

Built in a cottage style, the spacious accommodation comprises of an entrance hall with downstairs cloakroom, a door on the left to the dual aspect living room/ dining room, a separate kitchen with a range of wall cupboards and base units, integrated oven, hob and extractor hood, a ceramic 1 ½ bowl sink and space for free standing appliances. Sliding patio doors from the dining room lead the conservatory with views out to the enclosed patio garden.

On the first floor, the landing has a built-in airing cupboard, doors to two bedrooms front and rear aspect, both with large built-in wardrobes and of double size proportions. The bathroom features a white suite comprising of a shower enclosure, handwash basin, WC.

### OUTSIDE

The property benefits from a low maintenance patio garden with lots of potential to improve and add pots and planters.

To the front of the property is a communal garden and seating area.

The garage is located to the south-west side of the development built underground which could be used for parking or extra storage space.



### SITUATION

The village of Bradpole offers a selection of local facilities including a butchers' shop, village hall, church and public house along with a regular bus service to the centre of Bridport. From Bradpole there is a dedicated footpath that leads to Bridport town.

Nearby Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

Approximately 3 miles South of Bradpole is the idyllic fishing harbour of West Bay which also marks the north-west end of the famous Chesil Beach.

### SERVICES

Mains electricity, water, drainage and mains gas central heating.

### COUNCIL TAX

Council Tax Band: C (West Dorset Council)

### PROPERTY TENURE

999 year lease from 1988. A service charge of £1,000 per annum (payable half yearly). The garage is held on a 125 year lease from 1988 with a service charge of £200 per annum (payable half yearly).

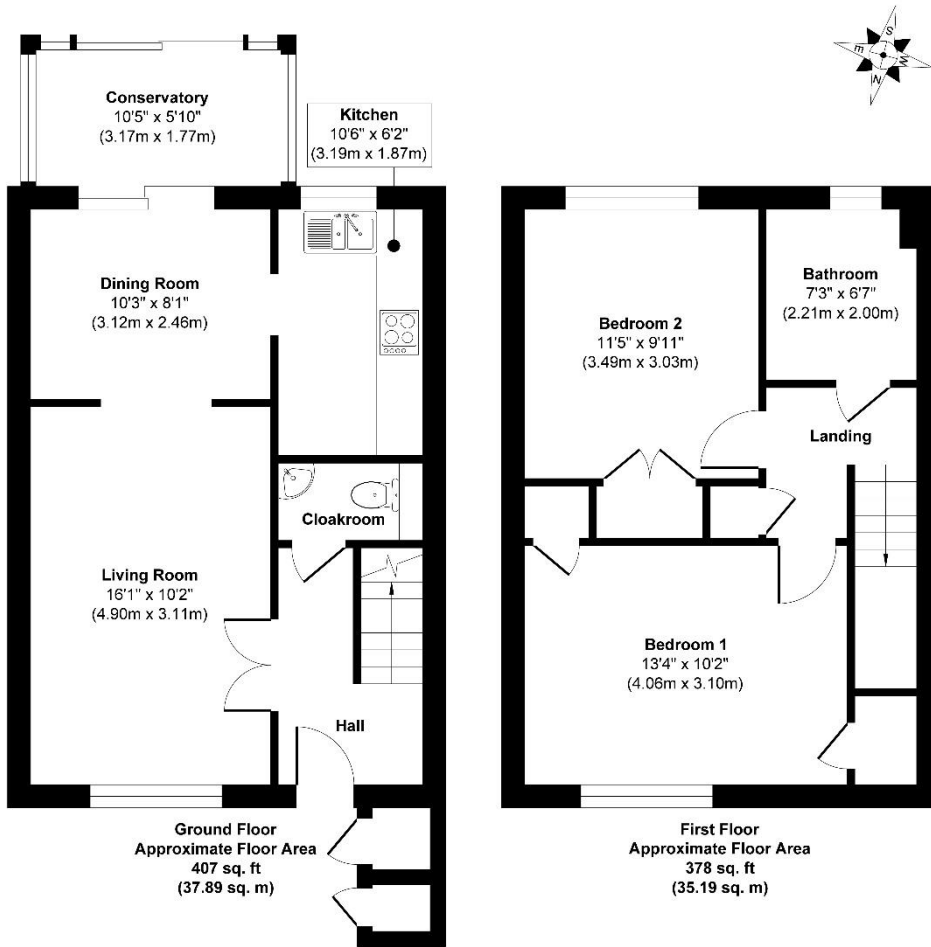
### VIEWINGS

Strictly by appointment only with the vendors selling agent Vicary & Co.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Approx. Gross Internal Floor Area 785 sq. ft / 73.08 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Important Information:**  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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