

Axminster Branch

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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



82 East Street, Bridport, Dorset, DT6 3LL
Offers in the region of £189,000



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A well- presented Grade II Listed terraced house conveniently located within Bridport town centre.



Property Details

- One Bedroom plus Attic
- Spacious accommodation over three floors
- Modern kitchen
- Convenient central location

THE PROPERTY

Offered for sale with no forward chain this Grade II Listed terraced house is conveniently located within Bridport town centre. The property offers spacious accommodation arranged over three floors.

The property comprises of entrance porch, door to the spacious living/ dining room with front aspect window, understairs storage cupboard. The modern kitchen has a range of contemporary white gloss wall and base unit cupboards with an oak worktop and contrasting black glass splash back. The kitchen is well equipped with a built-in double oven, microwave, ceramic hob with four heat zones, extractor hood above and integrated undercounter fridge and separate freezer. Above the kitchen is a Velux skylight window which provides plenty of natural light and a door that leads out to the shared passageway that runs adjacent to the property.

On the first floor the spacious landing has a large built-in storage cupboard and provides ample room for a variety of uses. There is a large window to the left which provides plenty of natural light and a door to the cloakroom comprising of a white pedestal handwash basin, WC, a frosted window and wall mounted gas boiler. Bedroom one is a spacious double with a built-in wardrobe and benefits from an en suite comprising of shower enclosure and a contemporary glass hand wash basin.

An open staircase from the landing leads up to a converted attic with built-in eaves storage and a rear aspect window. There is light and airy bathroom with a skylight window which comprises of a low-level WC, a wash hand basin and a bath with handheld shower facility.



SITUATION

East Street is centrally located within the bustling market town of Bridport, 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 regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth.

PROPERTY TENURE

Freehold – Grade II Listed

Note: There was previously mention of a flying freehold, this seems unclear and needs clarifying by Solicitors.

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Traditional Brick Construction

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside.

Parking: On-street parking or car parking permits can be purchased through West Dorset Council.

There is no outside space with the property.

Agent note: The property has planning permission to be used as a two bedroom house but is currently safe to use as a one bedroom house with attic conversion. No records available regarding building regulation or listed building compliance.

SERVICES

Mains electricity, gas, water and drainage.

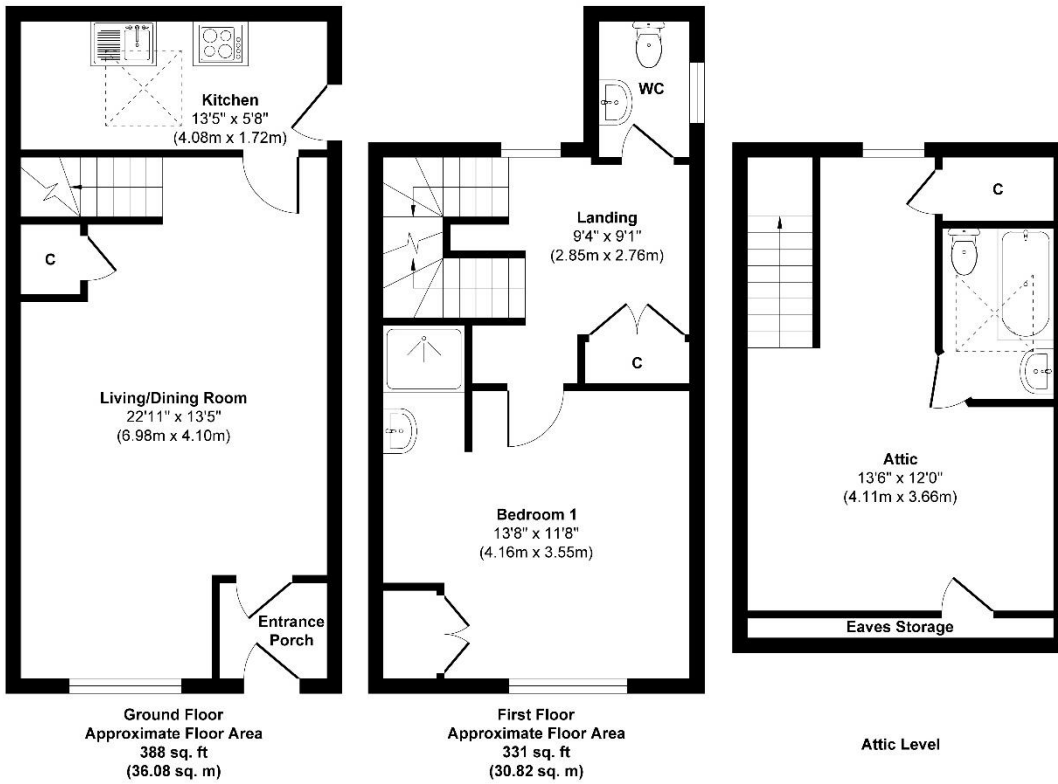
Council Tax Band: B (West Dorset Council)

VIEWINGS

Strictly by appointment only with Vicary & Co



East Street, Bridport, Dorset, DT6 3LL



Approx. Gross Internal Floor Area 719 sq. ft / 66.90 sq. m (Excluding Attic)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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