

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



2, King Street, Bridport, Dorset, DT6 3QD  
Guide Price £179,000



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A delightful one-bedroom cottage conveniently located central to Bridport town centre and amenities.





## Property Details

- One bedroom cottage
- Well-presented throughout
- Convenient central location
- Parking Space

### THE PROPERTY

Offered for sale with no forward chain this one bedroom attached cottage is tucked away in a convenient location on King Street. The cottage is within level walking distance of the town centre. Under the current ownership for the last 16 years, the cottage would be a charming bolthole in which to enjoy the town's amenities.

From outside, steps lead down to the front door into the open-plan kitchen/ living room. The kitchen/ living room is tastefully decorated with laminate wood flooring and white painted walls. The kitchen area is well-equipped with a farmhouse style kitchen with white wooden wall and base units complimented by a solid wood worksurface, stainless steel sink/ drainer, an integrated oven, four burner ceramic hob and stainless steel extractor above. There is undercounter space for a washing machine and a fridge.

The Living area has two large obscure glazed windows, a wall mounted thermostatic electric radiator, telephone/ broadband socket and TV socket.

A wooden staircase leads up to the first floor landing with a double glazed window and wooden floorboards running underfoot. To the right is the shower room which comprises of a shower enclosure with wall mounted electric shower and modern shower boards, white pedestal hand wash basin, low-level WC, a wall mounted towel rail, a downflow heater and airing cupboard with shelves.

The bedroom features dual aspect with two double glazed windows, wooden floorboards and exposed beams, a small wardrobe/ storage cupboard and overhead storage above. The bedroom is heated by a wall-mounted thermostatic radiator.

Whilst there is no outside space with the property it does benefit from a parking space.

### SITUATION

The property is centrally located in the charming market town of Bridport. Surrounded by beautiful countryside, 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 regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth. Just south of Bridport town lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Electric

Construction Type: Rendered masonry construction with a slate roof.

Broadband: Superfast Available (Ofcom Data)

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

### SERVICES

Mains electricity, water and drainage.

Council Tax Band: A (West Dorset Council)

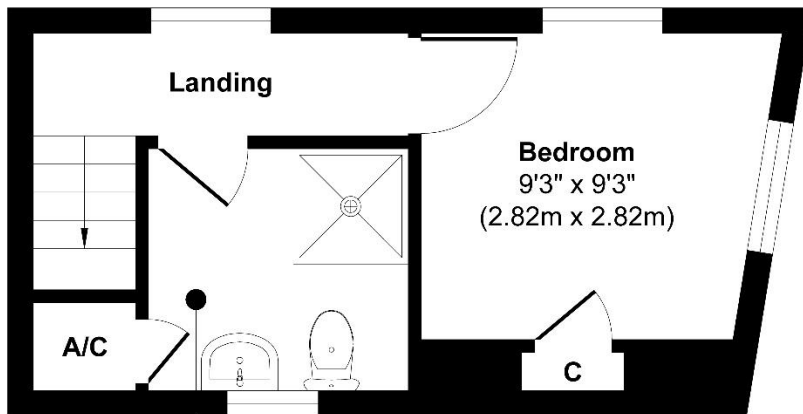
### VIEWINGS

Strictly by appointment only with Vicary & Co



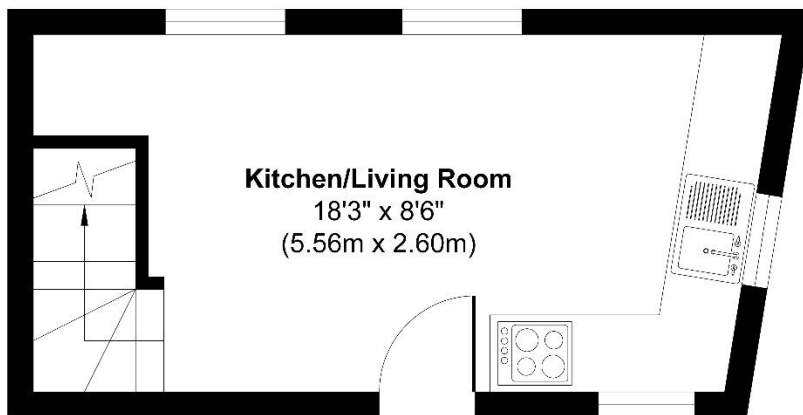
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

**King Street, Bridport, Dorset, DT6 3QD**



**Shower Room**  
6'8" x 6'2"  
(2.03m x 1.89m)

**First Floor**  
**Approximate Floor Area**  
**168 sq. ft**  
**(15.69 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**168 sq. ft**  
**(15.69 sq. m)**

**Approx. Gross Internal Floor Area 336 sq. ft / 31.38 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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