

**Axminster Branch**

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

**vicaryandco.com**

**Bridport Branch**

38 South Street  
Bridport  
Dorset  
DT6 3NN  
**01308 459550**  
info@vicaryandco.com

# Vicary & Co

Chartered Surveyors & Property Agents

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



20, St. Michaels Lane, Bridport, Dorset, DT6 3RD  
Guide Price £299,000



20, St. Michaels Lane, Bridport, Dorset, DT6 3RD  
Guide Price £299,000

A conveniently located two bedroom townhouse within easy reach of Bridport town centre and amenities.



## Property Details

- Two double bedrooms
- Convenient central location
- Potential buy-to-let or holiday home
- Two Single Garages

### THE PROPERTY

A sizeable two bedroom three storey town house located along St. Michaels Lane within easy reach of Bridport town and amenities.

The property comprises of a spacious entrance hallway with understairs storage cupboard, a door to the right-hand garage. A utility room with a separate downstairs cloakroom WC. The property also benefits from the left-hand garage which is accessed by the main garage door.

On the first floor to the right is a generously sized I-shaped dual aspect living room, which is light and airy with three windows providing plenty of natural light.

The kitchen diner is fitted with a range of off-white shaker style kitchen cupboards and base units with a wood effect laminate worktop, a ceramic sink/ drainer, overhead extractor, integrated dishwasher and extra space for freestanding appliances. From the landing a door also leads into the shower room which is currently a wet room with wall shower, pedestal hand wash basin and low-level WC. There is also a wall mounted heated towel rail and side aspect window. Outside the shower room you will find a large storage/ airing cupboard housing the gas boiler.

Stairs lead up to the second floor where you will find a spacious landing area which could be used as a home office, on the left is bedroom one which is of double size with dual aspect windows and alcove storage. Bedroom two on the right also of double size is dual aspect and benefits from alcove storage. The property is gas centrally heated and double glazed throughout.

### OUTSIDE

There is no outside space with the property.



### SITUATION

The property is conveniently within walking distance of 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: Gas Central Heating

Construction Type: Brick elevations under a tiled roof.

Broadband: Superfast Available (Ofcom Data)

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

Parking: Two single garages.

Agent Note: We understand there is a small flying freehold – A small part of the first floor wet room is over and above the neighbouring property.

### SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: B (West Dorset Council)

EPC: C (74)

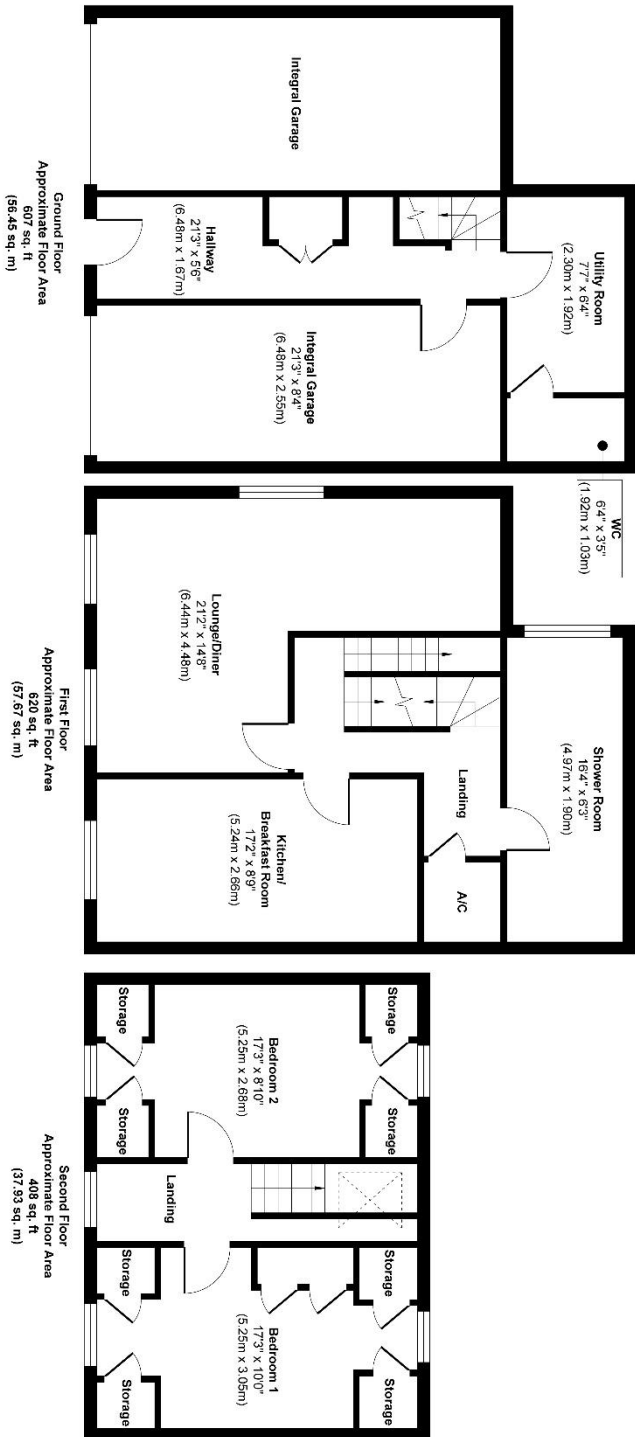
### VIEWINGS

Strictly by appointment only with Vicary & Co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		



**St. Michaels Lane, Bridport, Dorset, DT6 3RD**



**Approx. Gross Internal Floor Area 1635 sq. ft. / 152.05 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.

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

**Bridport Branch**  
 38 South Street  
 Bridport  
 Dorset  
 DT6 3NN  
**01308 459550**  
 info@vicaryandco.com

**Vicary & Co**  
 Chartered Surveyors & Property Agents

Estate Agents & Valuers  
 Residential - Commercial - Rural



vicaryandco.com