

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



14 Court Close, Bridport, Dorset, DT6 3EH  
Guide Price £175,000





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A sizeable two bedroom ground floor flat with parking and garden situated on the Northern side of Bridport town. Offered For Sale with no onward chain.



## Property Details

- Two Bedroom Ground Floor Flat
- Front and rear Garden
- Driveway parking
- No onward chain

### THE PROPERTY

This two-bedroom ground floor flat situated in the popular area of Court Close, just a stone's throw away from the Colfox Secondary School or a short drive to the charming Bridport town centre. While the flat does require some modernisation throughout, it presents an excellent opportunity for first time buyers.

The property comprises of a spacious entrance hallway, a front aspect living room complete with a delightful open fireplace. The kitchen located at the rear of the property overlooking the garden is fitted with an array of traditional farmhouse style wall and base units, an integrated ceramic hob and electric under counter oven, plus additional space for appliances. Just off the kitchen, there's a handy outhouse/ store with electric for added convenience.

From the hallway, there are two spacious double bedrooms, the main bedroom at the front of the property benefits from built-in wardrobe space and additional alcove storage cupboard. The second bedroom positioned at the rear of the property also benefits from an alcove storage cupboard. The bathroom has been designed as a wet room with a walk-in shower, an integrated vanity unit with handwash basin and concealed WC.

### OUTSIDE

Outside the property benefits from off-road driveway parking, a front garden and a rear garden mainly laid-to-lawn with a patio seating area.

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.

### PROPERTY TENURE

Leasehold

Lease: 125 Years from February 1993

Service Charge and Ground Rent: £658.80

The property is subject to Section 157 of the Housing Act 1985

### INFORMATION

Heating Type: Electric

Construction Type: Brick construction under a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside. (Ofcom Data)

### SERVICES

Mains electricity, water and drainage.

Council Tax Band: A (West Dorset Council)

EPC: D 57)

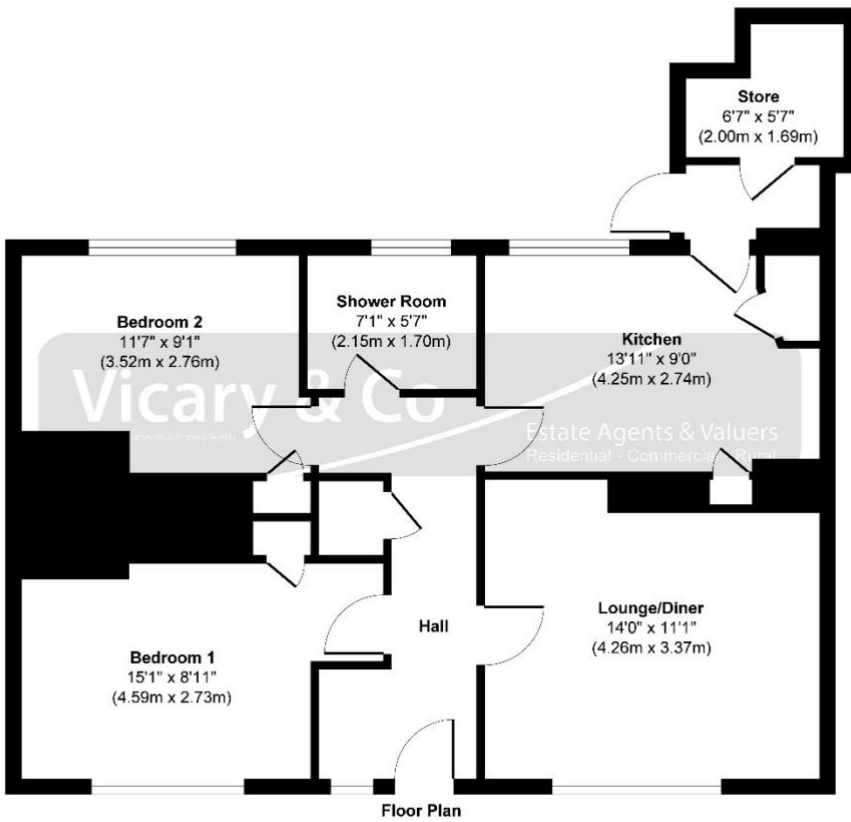
### VIEWINGS

Strictly by appointment only with Vicary & Co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

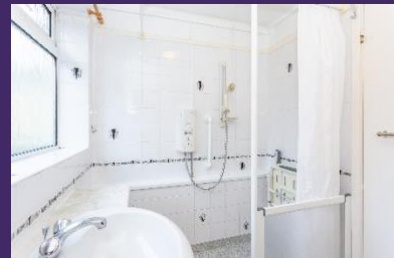


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**Approx. Gross Internal Floor Area 775 sq. ft / 72.01 sq. m**

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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