

Axminster Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Flat 10, St. Swithins Court, St. Swithins Road, Bridport, DT6 5DG
Guide Price £159,000 – Leasehold



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A well-presented and spacious one bedroom second-floor apartment situated in a popular area close to Bridport town. Featuring a private balcony, communal gardens, outdoor storage/bike shed and residents' parking. Offered with no onward chain.



Property Details

- One Bedroom Second Floor Apartment
- Communal Garden
- Convenient location
- Communal Parking

THE PROPERTY

Situated in a popular residential area, this spacious and well-maintained one bedroom top floor apartment offers comfortable living with an abundance of natural light throughout.

The accommodation comprises a generous entrance hall with a large built-in storage cupboard, leading to a bright and airy dual-aspect living room featuring a charming wood-burning stove and patio door opening onto a private balcony facing South to South-West.

The well-appointed kitchen accessed via the living room, benefits from dual-aspect windows and is fitted with wood-effect wall and base units, complemented by a granite-effect laminate worktop, stainless steel sink with drainer, and extractor fan. There is ample space for freestanding appliances, including a gas cooker, tall fridge freezer, and washing machine.

The double bedroom is generously sized and enjoys a large window with picturesque views towards St Swithun's Church. It also includes a built-in wardrobe with an internal radiator, ideal for use as an airing cupboard.

The modern shower room has been tastefully updated by the current owner and comprises a large walk-in shower enclosure, wall-mounted hand-wash basin, WC, and a rear-aspect obscure glazed window. The property benefits from gas central heating and double-glazed windows to all rooms.

OUTSIDE

The apartment benefits from its own balcony which has been used as a seating area with planting plots.



To the front of the property there are communal gardens and to the rear there is an allocated brick build storage shed, communal parking, a communal drying area and gardens with picnic area and planting beds.

SITUATION

St Swithins Court is situated at the junction of North Allington and St Swithins Road, just a short stroll from Bridport town centre, bus station, medical facilities and an array of independent shops. The town boasts a twice-weekly street market, a vibrant arts scene, excellent dining options. A nearby footpath provides access directly into Bridport town opposite Waitrose supermarket. There are scenic walking routes to the coast and surrounding hills with Allington Hill just a short walk away. West Bay and the Jurassic Coast are approximately two miles away and easily accessible by foot or cycle.

PROPERTY TENURE

Leasehold

It is understood that the property is held on a 125-year lease dating from Feb 2004 (104 years remaining) with a yearly service charge £1542.00 (£128.50 monthly including the ground rent). Charges should be confirmed by Legal representative.

Subject to a local Section 157 Restriction.

INFORMATION

Heating Type: Gas central heating

Construction Type: Conventional construction with flat roof. (Roof has been previously renewed 2015).

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

Parking: Communal residents parking.

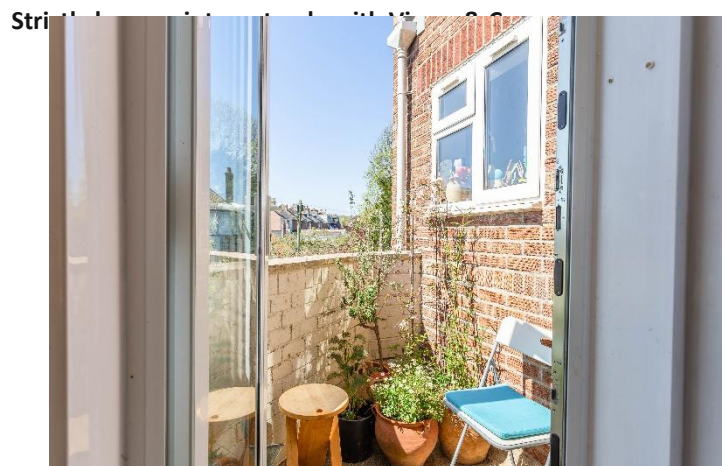
SERVICES

Mains electricity, Gas, Water and drainage.

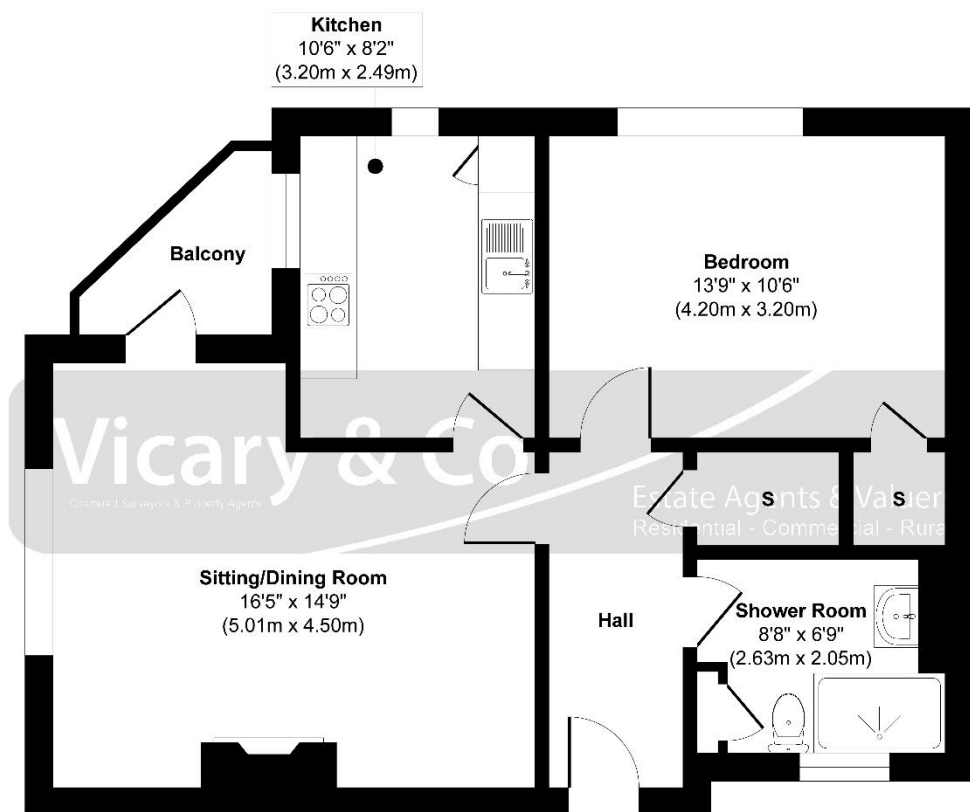
Council Tax Band: A (Dorset Council)

EPC: D (56)

VIEWINGS



St. Swithins Court, St. Swithins Road, Bridport, DT6 5DG



Floor Plan

Approx. Gross Internal Floor Area 624 sq. ft / 57.99 sq. m

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 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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