



Nursery Gardens, Bridport

Delightful two bedroom town centre garden flat with parking, a garage and a lovely garden.

Guide Price

£270,000

Share of Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Nursery Gardens, Bridport, DT6 3BX

- Garden flat
- 2 bedrooms
- Town centre
 - Parking
 - Garage

Viewing strictly by appointment through
Symonds & Sampson Bridport Sales Office
on 01308 422092





The Property

This ground floor flat is one of a pair of two flats built in the 1970s in a quiet backwater within walking distance of all the town amenities. The property benefits from lovely views out over the town to the surrounding countryside and has that most precious of Bridport town centre commodities a garage and parking.

The living accommodation stretches along the front of the property with the sitting/dining room centred upon an open fireplace with a large picture window stretching 2/3 of the width of the room taking views in behind. To one side a door leads through to a kitchen that is equipped with a comprehensive range of floor and wall mounted units and cupboards with a built-in electric oven and a ceramic hob. The two bedrooms lie to the rear of the property overlooking the back garden with both bedrooms having extensive built-in wardrobes. There is a family bathroom complete with a bath and a fitted screen to allow a shower over the bath. The property is in excellent decorative order throughout, has a contemporary gas fired boiler and UPVC double glazing.

Outside

To the front of the property there is a terrace laid to stone with a number of attractive shrubs to the edges, making a good sitting or drying area. To the rear of the property there is an attractive garden enclosed by mature hedge and for the most part, laid to lawn punctuated by shrubs and ornamental trees with a paved terrace to its centre. This is a surprisingly private outdoor space for a town centre and is perfect for outside entertaining during the summer months .

Situation

Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Services

Mains gas, electricity, water and drainage
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

Local Authority

Dorset Council - 01305 251010

Council Tax Band: B

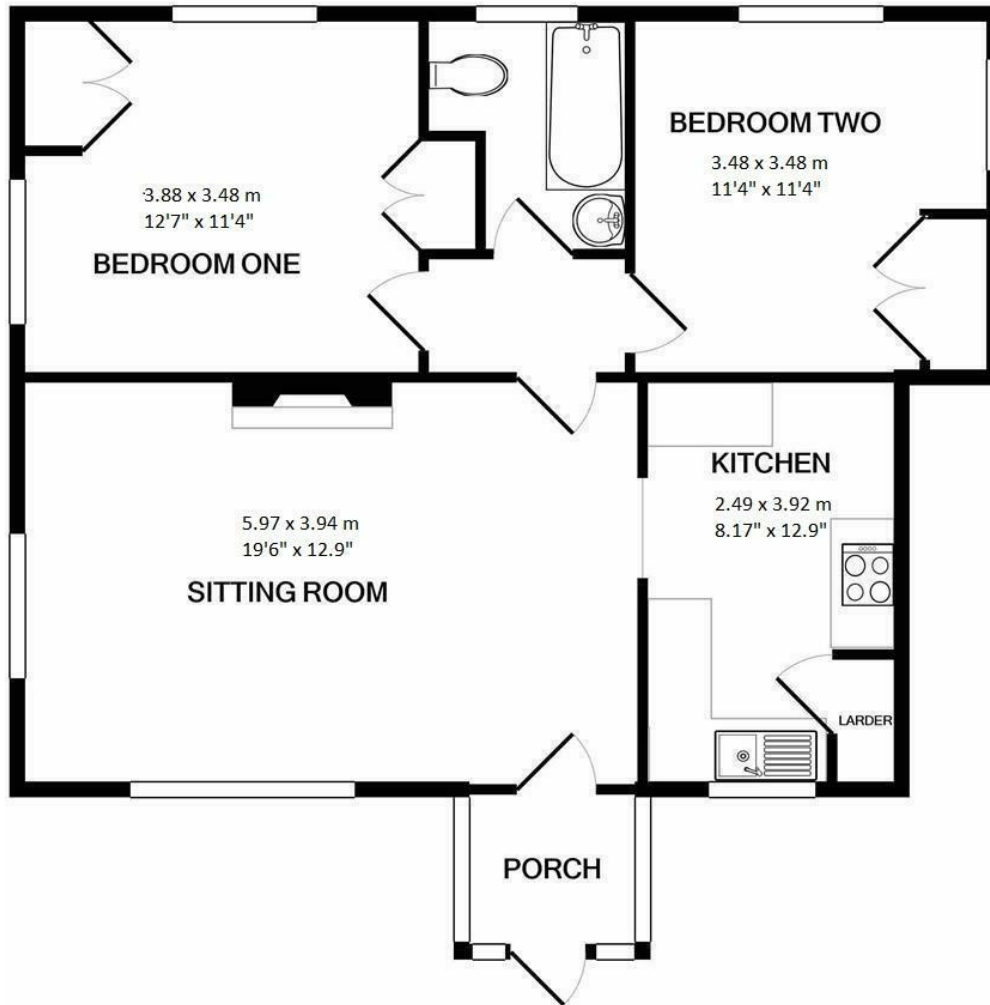
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Lease Details

999 years, commencing 2010. 986 years remaining. The property has a share of freehold with flat 3, at a 50/50 split. The flat cannot be used for holiday lets.

Directions

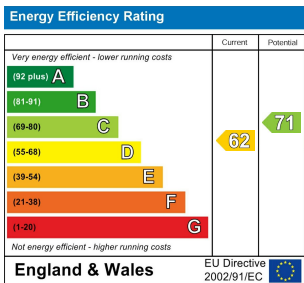
From the Bridport Office head towards BuckyDoo Square. At the "T" junction turn right and proceed to the roundabout. Take the first exit and head down Sea Road North, take the second turning left onto Long's Lane and left onto St Andrews Road. Continue along the road until you reach Nursery Gardens, sign posted on the left-hand side. Flat 1 will be found on the left-hand side.



TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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