



## The Old Court, West Street, Bridport

A bright and spacious two bedroom first floor apartment with the benefit of an off road parking space within Bridport town centre.

Guide Price  
**£250,000**  
Leasehold



# The Old Court, West Street, Bridport, DT6 3QW

- Town Centre Location
- Two Double Bedrooms
- Open Plan Kitchen/Living/Dining Room
- Allocated Parking Space

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

## The Property

This two bedroom apartment is situated on the first floor to the rear of the Old Court which is a Grade II Listed building and renovated to a high specification. The large windows bring in plenty of light creating bright accommodation throughout. To one end is the open plan kitchen/dining/living room. The modern kitchen is fitted with a comprehensive range of floor and base units with granite work surfaces and fully equipped with integrated appliances to include a fridge/freezer, microwave, dishwasher, washing machine, electric oven and hob with extractor hood over. There is space for a dining table and a comfortable living area.

The two double bedrooms are situated at the other end of the apartment and both benefit from large windows providing plenty of natural light. The modern family bathroom is fitted with a white suite comprising a panelled bath with shower over, wc, sink with drawers below and a heated towel rail.

## Outside

The flat has the immense benefit of an allocated parking space to the rear.

## Tenure

Leasehold. 125 years from July 2016. Service charge is approximately £1,061.48 per annum, with a ground rent of £225 per annum.

## Services & Local Authority

Mains electricity, water and drainage. There are modern electric heaters throughout.

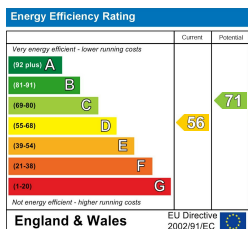
Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

Dorset Council, tel: 01305 251010. Council tax band C.

## Agent Note

Be aware that the lease does allow short hold tenancies but not holiday lets.



Bridport/DME/01.05.2024/REV

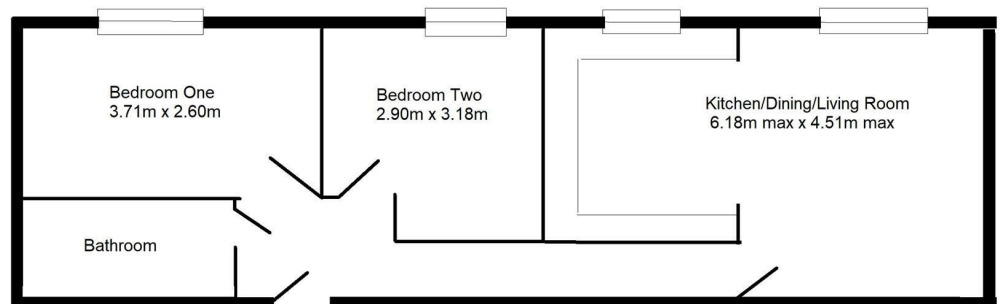


## Situation

The property sits right in the heart of Bridport, 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 an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. 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. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

## Directions

From our office proceed on foot to the Market Square and turn left onto West Street. Continue down West Street where The Old Court will be found on the right hand side.



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