



North Allington, Bridport

A Grade II Listed three bedroom former ropemaker's cottage situated close to the centre of Bridport town with a lovely rear garden.

Guide Price
£275,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

North Allington, Bridport, DT6 5DY

- No onward chain
- Open plan living space
- Two/three bedrooms
- Close to town centre

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This Grade II Listed character cottage is situated close to the centre of Bridport town, and offers bright and spacious accommodation arranged over three floors. The property has attractive character features one would expect of a property of this age, including deep window sills and window seats, feature fireplaces and exposed floorboards.

A useful inner porch opens into the open plan living/dining room. There is space to accommodate a sitting area and a dining area, with a focal point of a feature fireplace equipped with a woodburning stove. The kitchen is to the rear and is fitted with a comprehensive range of wall and base units, with an integrated electric oven and gas hob, under counter fridge and slimline dishwasher. A rear porch opens onto the shared pathway providing rear access to the cottage and to the garden.

Stairs rise to the first floor to two of the bedrooms, with the principal to the front benefitting from built-in wardrobes and a feature fireplace. The family bathroom is equipped

with a white suite comprising a bath with shower over, wc, sink and a large airing cupboard. Further stairs lead to the attic bedroom, a generous double with eaves storage and views over the rooftops to Coneygar Hill.

Outside

The rear garden is a further feature of the cottage, found along a short footpath and opens into a pretty private rear garden, with a gravelled area to one end and an area of lawn with an established planted border and a concrete shed with electrical supply. There are pretty views over the rooftops towards Allington Hill from the garden.

Services

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Ultrafast broadband is available.

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

Local Authority

Dorset Council 01305 251010.

Council Tax Band: B.

Situation

The property lies on the North Western edge of the town, within easy distance of all the amenities. 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. 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.

Agent Note

The vendor informs us there is a very small flying freehold over the side access.

Directions

From our offices in South Street, head north to the traffic lights and turn left into West Street. At the second mini roundabout, turn right onto the B3162 signposted Salwayash. The property will be found after a short distance on the right hand side.
 What3Words:///opinion.lecturing.topping



GROUND FLOOR
 APPROX. FLOOR
 AREA 330 SQ. FT.
 (30.7 SQ. M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 345 SQ. FT.
 (32.1 SQ. M.)



2ND FLOOR
 APPROX. FLOOR
 AREA 159 SQ. FT.
 (14.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 834 SQ. FT. (77.5 SQ. M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bridport/DME/020524



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