



Princess Road, Bridport

A beautifully presented two double bedroom first floor apartment with a private garden, enjoying lovely views over Bridport, situated within easy reach of the town centre.

Guide Price
£185,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

Princess Road, Bridport

- Beautifully presented throughout
- Lovely country views over the town
 - Two double bedrooms
 - Private garden

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This two bedroom apartment is beautifully presented throughout, and enjoys lovely views across to Bothen Hill and towards West Bay. With a private rear garden and situated close to the town centre, this apartment would be an ideal first time buy or buy-to-let investment.

The apartment is accessed via a private front door into a small lobby with space for coats and shoes. From here, stairs rise to the first floor. The apartment has recently been modernised and the current owners have continued these improvements and maintained it to a high standard, including a new roof and gutters in 2022. An internal hallway provides access to all of the rooms in the property. At the front there is a generous sitting room with front aspect windows enjoying the far reaching views, and a double bedroom which also benefits from a built-in wardrobe. There is a modern fitted kitchen with ample storage and integrated appliances to the rear of the property, as well as a bathroom fitted with a modern white suite comprising a bath with shower over, wash hand basin

and WC. The principal bedroom is to the rear and enjoys views over the garden. The property benefits from gas central heating and double glazed windows throughout.

Outside

To the rear of the apartment is a garden space predominantly laid to lawn with a separate gravelled area. The garden is split use although there is no defined boundary currently in place.

Situation

Bridport itself 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. 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. Gas fired central heating.
Gas central heating system.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

Local Authority

Dorset Council Tel: 01305 251010.
Council Tax Band: A

Tenure

Leasehold. Lease 125 years from 10/10/1983, 84 years left on the lease.
We have been advised that the combined ground rent and service charge payable is £602.88 per year

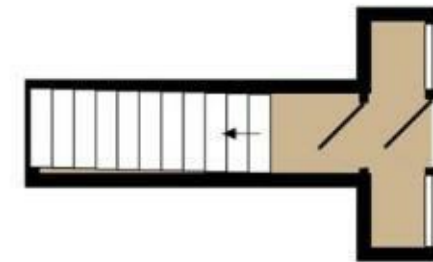
Agents Note

Please note that this property is subject to a section 157 housing restriction.

Directions

From our offices in South Street proceed north to the traffic lights. Bear left into West Street and head straight over the two mini roundabouts into West Allington. Take the second left into Magdalen Lane and left again into Alexandra Road. Take the fourth turning on the right onto Princess Road where the property will be found on the right, identified by our For Sale board.

What3Words///operation.horseshoe.good



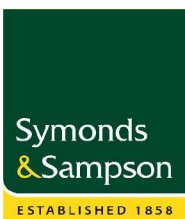
1ST FLOOR

ENTRANCE FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bridport/DM/26/03/2024



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