



Brydian Court, Barrack Street, Bridport

An immaculate two bedroom first floor apartment with underground parking close to Bridport town centre.

Guide Price

£390,000

Leasehold - Share of Freehold

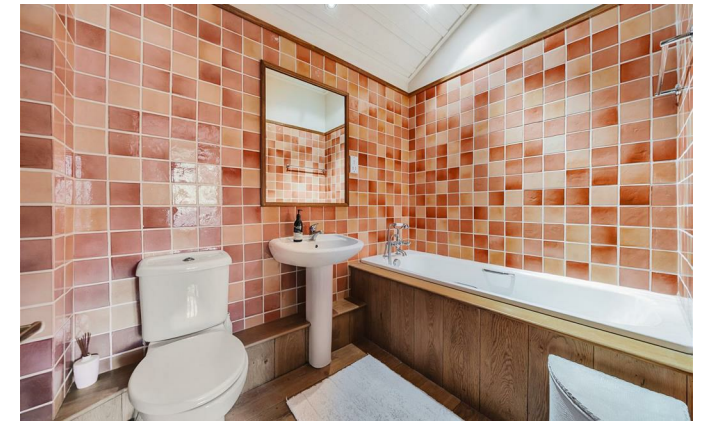
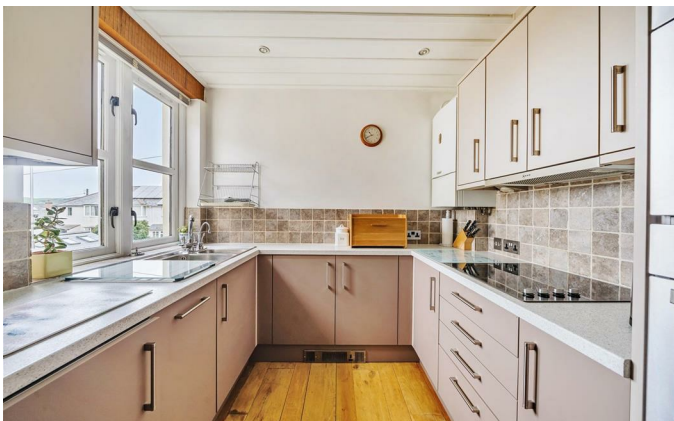
**Symonds
& Sampson**

ESTABLISHED 1858

**Brydian Court,
Barrack Street,
Bridport,
DT6 3LN**

- Tucked away location close to town centre
- Beautifully presented throughout
 - Pretty communal gardens
- Secure parking space and private storeroom
 - Lift access throughout building

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Brydian Court was built in 2003 and is an attractive purpose built development of stylish apartments situated in a tucked away location close to Bridport town centre. This first floor apartment is immaculately presented throughout, with light and bright accommodation offering some charming features including exposed brick walls, stripped oak flooring and timber ceilings.

The entrance hall is generously proportioned, and sets the scene off which most of the principal rooms are accessed. The living/dining room is to the front of the property, a generous room with a double aspect and a Juliet balcony with views over the town to the countryside beyond. There is a sitting area and a dining area with the sitting area having a focal point of a stone fireplace and exposed brick walls either side. The contemporary kitchen is equipped with a comprehensive range of wall and base units with an integrated eye-level electric double oven, hob, dishwasher, washing machine and fridge/freezer.

Both bedrooms are double rooms with fitted wardrobes, the principal of which has an en-suite bathroom. The second bedroom is served by the family shower room off the hallway.

Outside

The apartment further benefits from an allocated parking space within the secure underground parking and a lockable store room. There is lift access throughout the building. The apartment has use of the communal gardens which are most pleasant and mainly laid to lawn, with a number of benches dotted about to take in the sun at different times of the day.

Services

Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Ultrafast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

Local Authority

Dorset Council: 01305 251010
Council Tax Band: E.

Tenure

Leasehold with a share of freehold. 999 year lease from 24th June 1999. Annual service charge of £2475 payable in two 6 monthly instalments.

Pets are allowed with approval from management company – Harrison, Lavers & Potburys in Sidmouth.

Long term letting is permitted.

Situation

The property lies in an elevated position just off the main street of Bridport. 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.

Brydian Court, Barrack Street, Bridport

Approximate Area = 931 sq ft / 86.5 sq m

For identification only - Not to scale



FIRST FLOOR

Directions

From our offices proceed on foot to the top of South Street and turn right by the town hall into East Street. Take the second turn on the left hand side into Barrack Street, and follow the road until it bends right where you will find the entrance to Port Bredy on the left. Proceed around to the rear of Port Bredy and Brydian Court will be found directly ahead.

What3Words:///orry.aura.lightens.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1118189



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01308 422092

Symonds & Sampson 23 South Street

Bridport

Dorset

DT6 3NU

bridport@symondsandsampson.co.uk

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