



DRIFTWOOD

## Driftwood, Forty Foot Way, West Bay

A beautifully presented two bedroom ground floor apartment situated in a tucked away location in the heart of West Bay.

Guide Price

**£300,000**

Leasehold - Share of Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**Driftwood, Forty Foot Way,  
West Bay, Bridport,  
DT6 4GY**

- Beautifully presented throughout
- Allocated parking and visitors parking
  - Two double bedrooms
  - Open plan kitchen/living room

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

Currently used as a successful holiday let, this two bedroom apartment has the benefit of its own private entrance and allocated parking space along with visitor parking. The apartment has been well maintained and is beautifully presented throughout. The contents of the apartment are also available by separate negotiation.

The apartment is conventionally arranged around a large central hallway with plenty of storage. The open plan kitchen and living room is to one side, and is a bright room being dual aspect. The kitchen is fitted with a range of wall and base units with an integrated fridge, freezer, dishwasher, electric oven and gas hob. A breakfast bar delineates between the kitchen and living area, and the living area benefits from double doors opening out onto a patio area and providing access to the parking.

There are two double bedrooms with the principal bedroom benefiting from large built-in wardrobes. The family bathroom is fully tiled and fitted with a white suite comprising a bath with shower over, WC and sink.

### Outside

The apartment has the immense benefit of its own private entrance to the front and to the rear. Adjoining the living room is a small patio area which leads to the parking space directly in front.

### Services

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

Broadband - Superfast broadband is available.

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

### Local Authority

Dorset Council Tel: 01305 251010

Council Tax Band: Exempt (previously a C).

### Tenure

Leasehold with a share of freehold. 999 years from 1 January 2006.

Service charge: £1,330 per annum.

Holiday lets and long term lets are permitted.

Pets are permitted.

### Situation

The property is situated in the popular seaside resort of West Bay. The harbour is surrounded by small shops and cafes, with several pubs and hotels. Nearby Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay has its harbour and beaches and a variety of small businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports, golf and riding opportunities are plentiful in the area and there are several beaches to choose from. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.



**Directions**

On entering West Bay from Bridport, turn right towards the harbour, and follow the road round and go over the bridge. At the roundabout, take the second exit. Driftwood will be found shortly after on the left hand side.  
 What3Words///rocked.coping.speeches.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Bridport/IRU/280524

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