



Priory Gardens, Bridport

Beautifully presented four-bedroom townhouse in the heart of Bridport away from passing traffic yet within walking distance of all the towns amenities.

Guide Price
£500,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Priory Gardens, Bridport, DT6 3FP

- Outstanding location
- All within walking distance of the towns amenities
- A CG Fry development
 - Lovely outlook
 - Garage

Viewing strictly by appointment
Symonds & Sampson
01308 422092





Property

Priory Gardens was built by the renowned Poundbury developer CG Fry as part of a select development to the centre of Bridport town. The properties have been built in the Georgian style with good ceiling heights and large windows but with all the cost saving and maintenance advantages of a contemporary house. Add an outstanding location in a quiet backwater and a garage within walking distance of all the towns amenities and you have Bridport town living at its absolute best.

The property is arranged over three floors. On the ground floor, there is a sitting room to the front with the focal point of a marble style mantelpiece equipped with a coal effect gas fire, overlooking the communal garden in front. The hall lies to the centre of the property with a cloakroom to one side that leads through to the kitchen/dining room with both the hall and kitchen/dining room laid to an attractive yet practical ceramic tile.

The kitchen/dining room stretches across the rear of the

property with a dining area to one end with space for a good size dining room table and a fully fitted kitchen to the other. The kitchen area is equipped with integral appliances that include a five-ring gas hob with extractor hood over, a double electric oven, a fridge/ freezer, a dishwasher and a washing machine.

On the first floor there are three good bedrooms one of which is currently used as a study all served by a family bathroom. On the second floor there is a principal bedroom suite with its own ensuite bathroom and walk-in wardrobe. It has lovely views over the Bridport roofscape onto open countryside. The property is in good decorative order throughout has UPVC double glazing, gas fired central heating and all the insulation qualities one would expect of the house of this age.

Outside

To the front of the property there is a communal garden owned by all the properties in Priory Gardens and maintained collectively. To the rear of the property there is a

courtyard garden currently organised for ease of maintenance with areas of paved terrace to the edges and slate chippings to the centre that provide a blank canvas for the keen gardener. To the end of the garden a door leads through to a spacious garage equipped with an electric up and over door, light and power with a useful storage area in the roof void.

Situation

Located toward the centre of Bridport which is a bustling and vibrant market town that 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.

Services
 Mains Electricity & Gas
 Mains Water & Drainage
 Superfast Broadband currently available

Local Authority
 Dorset Council: 01305 251010.
 Council Tax Band D.



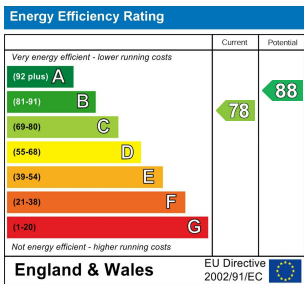
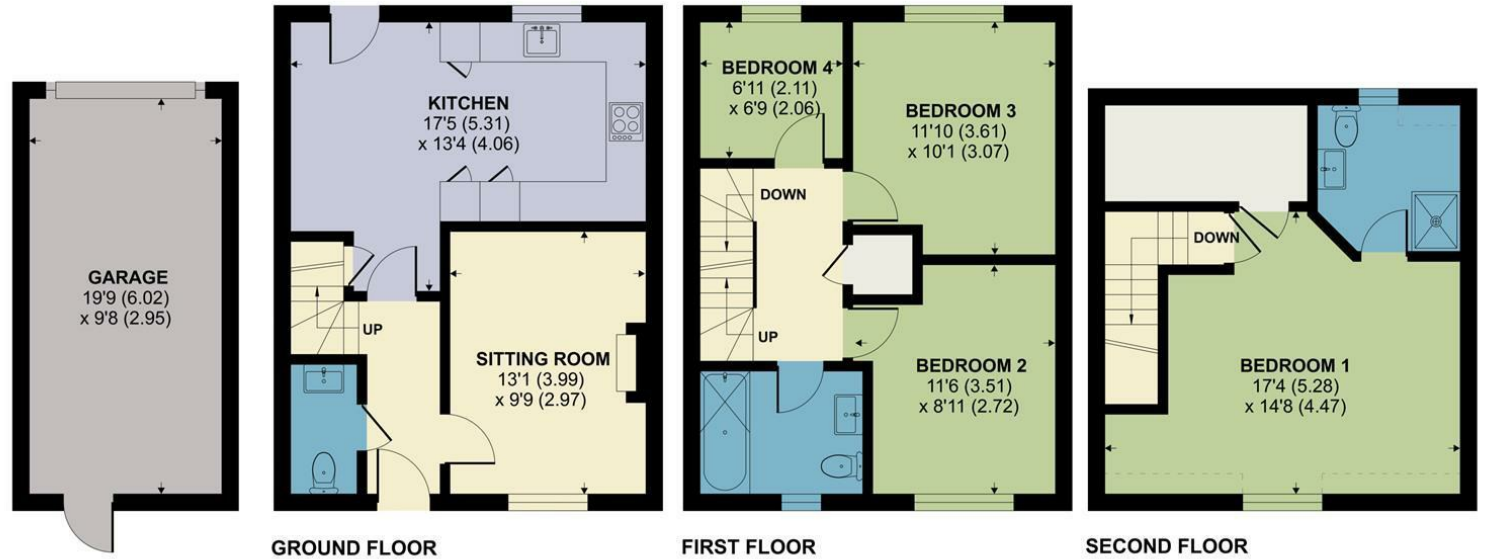
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Approximate Area = 1175 sq ft / 109.1 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garage = 192 sq ft / 17.8 sq m
 Total = 1384 sq ft / 128.5 sq m

For identification only - Not to scale

Denotes restricted
 head height

Directions
 Cross South Street into Gundry Lane. At the T junction turn left into Priory Lane and follow the road around into Priory Gardens.
 What3Words:///placidly.composts.attic.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1139471



Bridport/SVA/140624

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