



## South Street, Bridport

A charming Grade II Listed town centre cottage with a delightful rear garden and useful home office/utility room, situated in the heart of Bridport town centre.

Guide Price  
**£285,000**  
Freehold

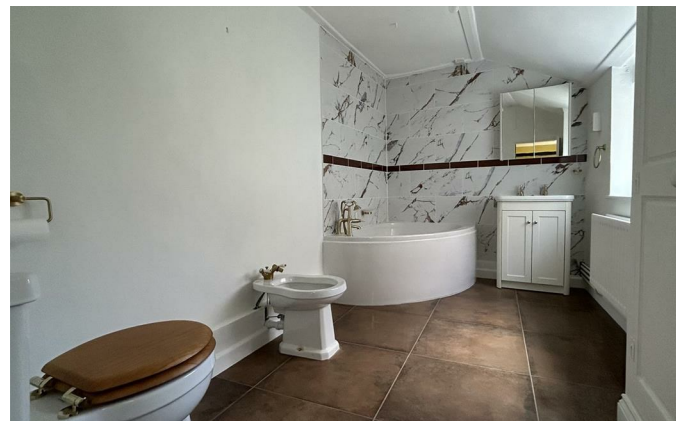
**Symonds  
& Sampson**

ESTABLISHED 1858

**South Street,  
Bridport,  
DT6 3NZ**

- Grade II Listed town centre two bedroom cottage
  - Pretty rear garden
  - Useful home office/utility room
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

This charming two bedroom cottage boasts many features one would expect of a house of this period, including feature fireplaces, window seats and cottage doors. It has been a well loved home for many years, and now requires some modernisation but there is the potential to create a charming home in the centre of Bridport, with a delightful private rear garden.

The entrance to the cottage is accessed by a front door into an alleyway, shared with the neighbouring cottage only, providing access to the house and gardens. The bright and spacious living room is situated to the front, with a beamed ceiling, a large fireplace equipped with an electric stove, a window seat and under stairs storage. The kitchen is to the rear, and is fitted with a range of wall and base units with space for necessary appliances and a stable door onto the rear garden. Beyond the kitchen there is a large modern family bathroom.

Stairs rise to the first floor, with the principal bedroom at

the front with built-in wardrobes and a feature fireplace. Further stairs rise to the second bedroom, which enjoys lovely views towards Bothen Hill.

### Outside

A further feature of this property is the delightful rear garden, which has a useful utility room with space and plumbing for a washing machine. This room could be utilised in a number of ways, including as a home office, utility room or studio/therapy room if required. A patio seating area adjoins the property, with mature planting and hedges and a large shed to the rear. A side gate provides rear access into the alleyway. There is on street parking on South Street, with resident parking permits available.

### Services

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

### Local Authority

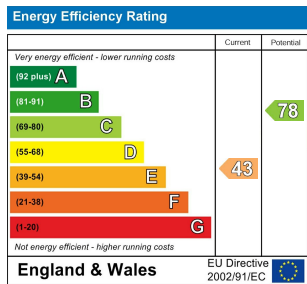
Dorset Council: 01305 251010.  
Council Tax Band: B.

### Situation

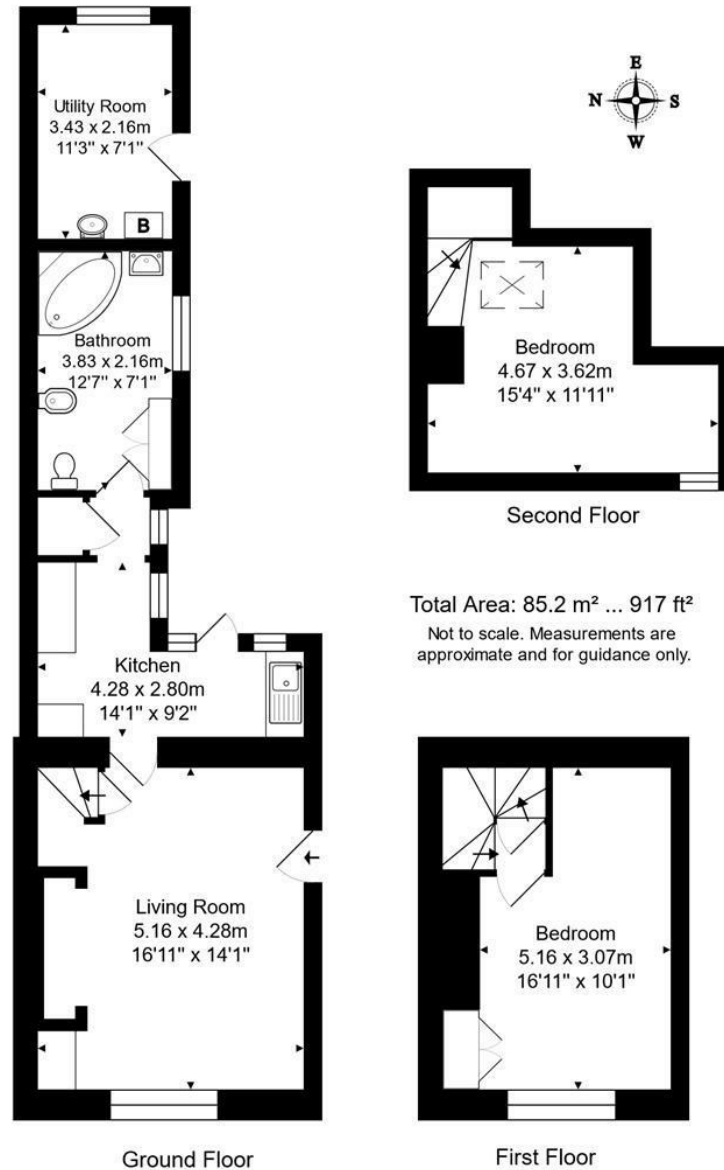
The property sits right in the heart of Bridport, a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. 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.

## Directions

From our offices in South Street, proceed south. The property will be found after a short distance on your left hand side, denoted by our For Sale board. What3Words///eclipses.plodding.yours.



Bridport/IR/Rev26.06.24



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