



Symonds
& Sampson

North Allington
Bridport, Dorset

North Allington

Bridport
Dorset
DT6 5DX

Charming Grade II Listed three bedroom terraced cottage situated within walking distance of Bridport town centre.



- Character property
- Three bedrooms
- Spacious accommodation
- Enclosed and private rear garden

Guide Price £260,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This charming Grade II Listed three bedroom terraced house is positioned within just a short walk to the centre of Bridport. Although requiring modernisation, the property presents bright and spacious accommodation and an enclosed garden to the rear.

ACCOMMODATION

This property is conventionally arranged around a hallway with the living room to the front of the property with a focal point of a feature fireplace, a dining room and kitchen to the ground floor. The dining room has a fireplace, whilst the kitchen has a basic comprehensive range of base and wall units with a utility area and cloakroom. Upstairs, there are three bedrooms and a family bathroom.

OUTSIDE

To the front of the property is a small front garden, with a shared path leading to the front door. The rear garden is designed for easy maintenance with brick and paved patio areas and a shed to one side. The garden is enclosed and private with planted borders.

SERVICES

Mains gas, electricity, water and drainage.

Broadband: Superfast broadband is available.

Mobile phone coverage: Network coverage is limited indoors and good outdoors.

Dorset Council: 01305 251010. Council Tax Band: B

EPC: D

SITUATION

The property lies on the North Western edge of the town, within easy distance of all the amenities. 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. 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

What3words///songbird.gardens.tougher



Energy Efficiency Rating		Current	Potential
Very energy efficient (low energy costs)	A		
Energy efficient (low energy costs)	B		
Decent (average energy costs)	C		
Below average (high energy costs)	D		
Poor (very high energy costs)	E		
Very poor (extremely high energy costs)	F		
Worst energy efficient (high energy costs)	G		
England & Wales		EU Directive 2002/91/EC	83

North Allington, Bridport

Approximate Area = 1186 sq ft / 110.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Symonds & Sampson. REF: 1165632.



Bridport/DME/310724



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Symonds & Sampson, 23 South Street,
Bridport, Dorset DT6 3NU



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