

A two-story brick house with a garden. The house has a red brick facade and a tiled roof. There are several windows with dark frames. A black door with a small porch is visible. A black sign with white text is placed in front of the door. The garden is green and has some plants and a metal railing. The sky is blue with some clouds.

Symonds  
& Sampson

Symonds  
& Sampson  
FOR SALE

# Down End Court

Crock Lane, Bridport,

# Down End Court

Crock Lane  
Bridport  
DT6 4HZ

A well presented two bedroom terraced house with a garage, within easy reach of Bridport town centre.



- No Onward Chain
- Residents Parking & Garage
- Views Over Town to Countryside Beyond
- Within Easy Reach of Town Centre & Jurassic Coast
  - Countryside Walks on the Doorstep



Guide Price £249,950

Leasehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE PROPERTY

This well presented two bedroom terraced house is conveniently located along the popular Crock Lane, within easy reach of the town centre and with countryside walks on the doorstep. Having been redecorated over recent years, the property is now presented in excellent order and offers bright and spacious accommodation.

Internally, a useful inner porch opens into the modern fitted kitchen with a range of wall and base units and an integrated electric oven and hob, with space for other appliances. A large fitted dresser and display unit spans one wall, providing plenty of storage. The spacious living room is to the rear, with a window overlooking the garden and a door providing access to the garden and garage beyond. Upstairs, there are two good sized double bedrooms, both enjoying distant country views, and a family bathroom fitted with a white suite comprising a bath, wc, sink and heated towel rail.

## OUTSIDE

The property is approached over a pretty communal front garden, with a shared path leading up to the front door. There is a small seating area to the rear and a further area of lawn. The property has the immense benefit of residents parking and a garage.

## SITUATION

Crock Lane is a popular residential road within easy walking distance of Bridport Town centre, nearby bus links and supermarkets. Also close by are a good choice of walks including Asker Meadows (which also makes a pleasant route into town) and Bothenhampton Hill. Bridport is situated by the River Brit and is a busy, active market town and popular holiday area, designated as being in an Area of Outstanding Natural Beauty, where street markets are held twice weekly. The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, a World Heritage Site.

## TENURE

Leasehold. 999 year lease from June 1985. There is a service charge of £734 per annum to include maintenance of the communal areas and building insurance. Ground rent of £27.

It is understood that the property can be used for Assured Shorthold Tenancies. Holiday letting and pets are not permitted.

## SERVICES

Mains electricity, water and drainage. Electric night storage heating.  
Broadband - Superfast broadband is available.  
Mobile phone coverage - Network coverage is good both indoors and out.

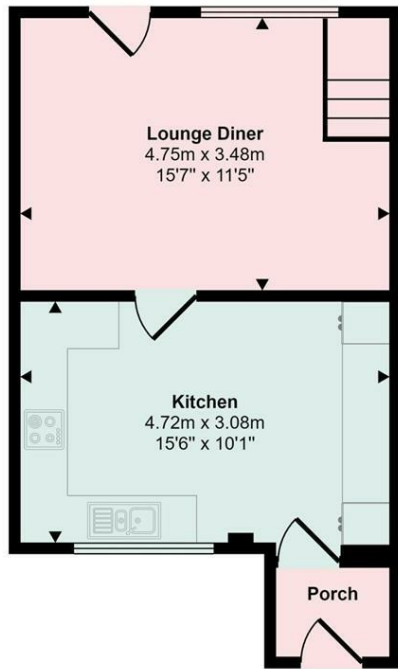
Council Tax Band B.

## LOCAL AUTHORITY

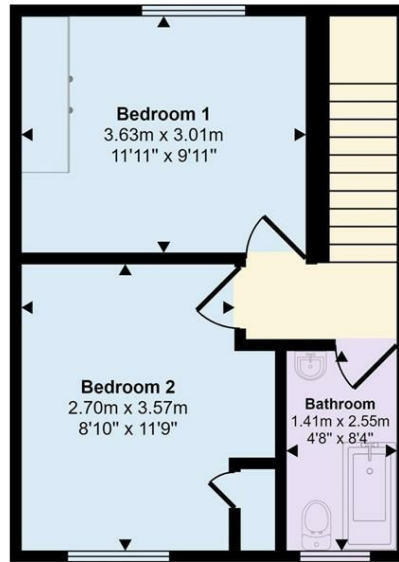
Dorset Council Tel: 01305 251010.



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
A	92-100	88	
B	81-91		
C	69-80	58	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Minimum energy efficient rating (lowest costs)			
England & Wales			
EU Directive 2002/91/EC			



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Office/Neg/Date



01308 422092

bridport@symondsandsampson.co.uk  
Symonds & Sampson, 23 South Street,  
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT