



Symonds
& Sampson

Meadow Court

Bridport, Dorset

Meadow Court

Bridport
Dorset
DT6 3UW

An ideally positioned and well proportioned two-bedroom first floor apartment in Meadow Court, boasting fantastic countryside and river views.



- Retirement complex for the over 60's
- Beautifully presented throughout
 - Delightful communal gardens
- Views over the river towards Asker Meadows

Guide Price £180,000

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Meadow Court is a highly regarded and conveniently located retirement complex for over-60s situated on the southeastern side of the town on a level walk to the town centre. This development of properties is in an enviable position next to Askers Meadows Nature Reserve with walks down the river Asker. This apartment is in an enviable location within the block, with views over the river and Asker Meadows.

ACCOMMODATION

The apartment has been improved and modernised under the current ownership, and is conventionally arranged around a central hallway, with the living accommodation positioned to the rear of the property making the most of the open views. The kitchen is fitted with a range of floor and wall mounted cupboards with an integrated electric oven and hob and space for additional appliances. The living room is also positioned to the rear, with a large window which allows for natural light and taking in the views over the river. There are two bedrooms, the principal being a generous double. Both bedrooms are served by a modern

shower room comprising a large walk-in shower and a wc and sink unit with built-in storage.

OUTSIDE

The apartment is accessed by a shared pathway through the pretty communal gardens.

SITUATION

The property is a short walk to the main street of Bridport. 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. 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.

DIRECTIONS

What3words- ///fixated.jokers.valuables

SERVICES

The retirement apartments have a full time residents estate manager and there is a 24 hour call alarm system within the flat.

Mains, electricity, water and drainage. Electric heating.

Broadband: Superfast broadband is available.

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

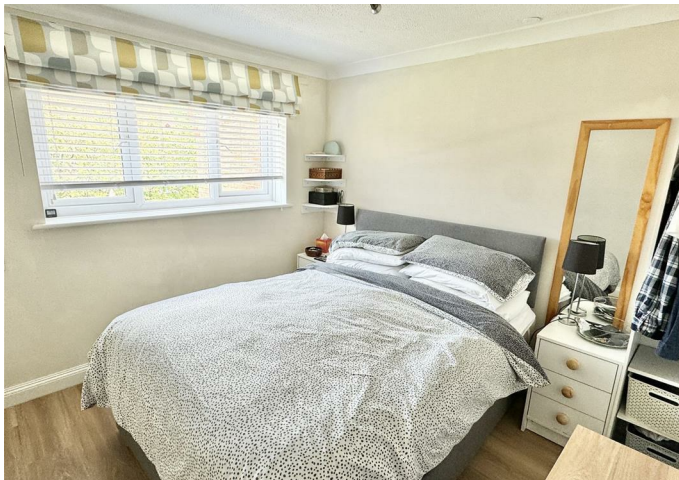
Dorset Council: 01305 251010

Council Tax Band: B

EPC: C

MATERIAL INFORMATION

Leasehold. 99 years from 20 July 1987. Peppercorn ground rent and a service charge of approximately £2,500 per annum.



Energy Efficiency Rating		Current	Potential
Very energy efficient (greenest rating)	A		
Energy efficient	B		
Decent	C	74	77
Needs improvement	D		
Energy inefficient	E		
Very energy inefficient	F		
Extremely energy inefficient (worst rating)	G		
England & Wales		EU Directive 2002/91/EC	

Meadow Court, Bridport

Approximate Area = 573 sq ft / 53 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 833570



Bridport/DME/050924



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