



Symonds
& Sampson

Heron Court
West Bay, Bridport

Heron Court

West Bay

Bridport

DT6 4HF

A two bedroom ground floor apartment close to the beach, with delightful communal gardens and a garage.



- Short walk to beach
- Two bedrooms
- Access to communal gardens
 - Garage

Guide Price £185,000

Share of Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

A delightful two bedroom apartment positioned on the ground floor of this purpose-built development overlooking the communal gardens. With only a short walk to the beach, the apartment is ideal for a holiday let or main residence.

ACCOMODATION

The apartment is accessed through a porch/sunroom, which leads to the front door to the open plan kitchen/dining/living room positioned to the front of the property, overlooking the communal gardens. The kitchen is fitted with a range of different wall and base units and a free standing electric cooker, with space for a fridge/freezer. To the rear of the property is the two small double bedrooms and the shower room fitted with a bath and a shower over, fitted with wooden panelling and a white suite.

OUTSIDE

The apartment benefits from the communal gardens that are mostly laid to lawn, with a patio area positioned to the front of the apartment, ideal for entertainment. The garage is situated in the block behind the apartments. The beach is only a short walk from the communal gardens.

SITUATION

West Bay is a popular holiday area with a working harbour, recently constructed piers, and a choice of beaches. Amenities in the village include pubs, restaurants, cafes, galleries, antiques arcade and various shops, including a fishmonger. The area is popular for scuba diving, sailing, fishing and walking. The bustling market town of Bridport is close by with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Crewkerne, Dorchester and Axminster.

DIRECTIONS

What3words-///reckons.stirs.little

SERVICES

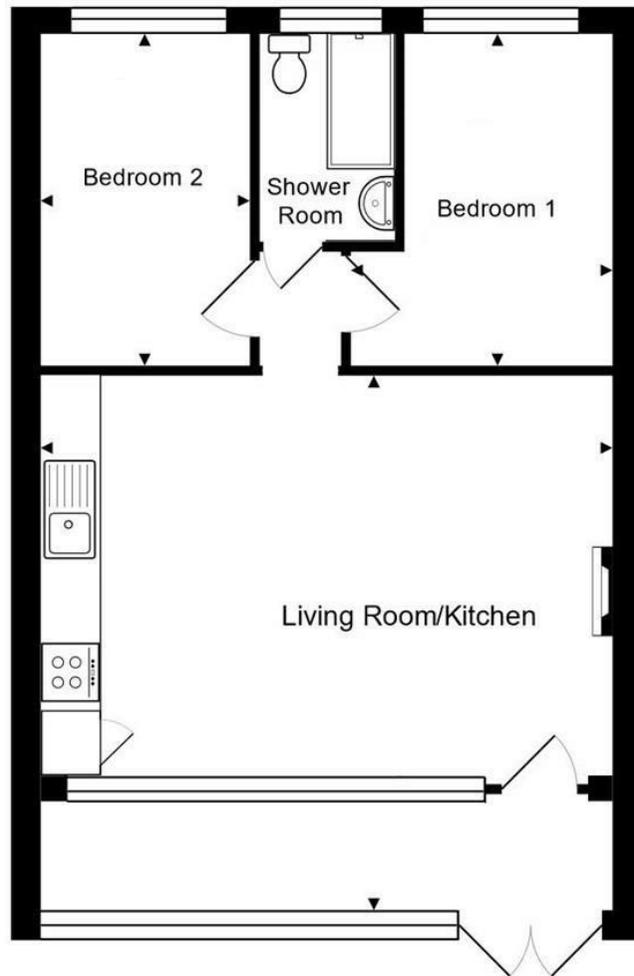
Mains, electricity, water and drainage.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is limited indoors but good outdoors.
Dorset Council 01305 251010.
Council tax band A
EPC: D

MATERIAL INFORMATION

Leasehold: The lease is 999 years commencing from 24 June 1994. The service charge for the apartment is £2,056.45 per annum, It is understood that holiday letting and pets are permitted.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a dwelling is rated from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
Energy efficiency rating		60	80
The energy efficiency of a dwelling is rated from A (most efficient) to G (least efficient).			
England & Wales			
EPC Directive 2002/91/EC			



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Not to scale. Measurements are approximate and for guidance only.



Bridport/DME/270924



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