

Symonds
& Sampson

ON

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EVENING



Widport
Member
Taxi Link

West Street

Bridport, Dorset

West Street

Bridport
Dorset
DT6 3QX

A charming Grade II Listed two bedroom cottage situated a stones throw from Bridport town centre and its amenities.



- Situated in the heart of Bridport town
- Character Grade II Listed cottage
 - Delightful rear garden
- Long stay parking permit available nearby



Offers In Excess Of £225,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

A delightful cottage situated on West Street, within easy walking distance of Bridport town centre and its excellent local amenities with a beautiful cottage style garden. The cottage would make an ideal main residence or second home, and has been previously used as a commercial premises and could be converted back if required, subject to any necessary planning consents.

ACCOMMODATION

The property is well presented throughout, and offers accommodation that can be used flexibly with plenty of built-in storage. An entrance porch opens into the dining room, which has a lovely beamed ceiling and leads through to the kitchen. The kitchen is fitted with base units and open shelving with space for freestanding appliances. The modern family bathroom is to the rear and is fitted with a white suite comprising of a bath, wc and sink.

Upstairs, the bright and spacious principal bedroom is to the rear, with plenty of space for freestanding wardrobes. There is a large living room to the front, which could become a second double bedroom if required by reinstating a stud wall. From the living room, a pull down ladder leads into the loft room which is currently being used as an occasional bedroom.

OUTSIDE

A further feature of the property is the delightful rear garden, which has been thoughtfully landscaped over the years with an abundance of perennial plants. There are several seating areas from which to enjoy the garden, with a large shed to the rear. There is no allocated parking with the property, but there is a nearby long stay car park where permits can be obtained by the local council.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband speed: Ultrafast broadband is available.

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

Dorset Council: 01305 251010.

Council Tax Band: B.

DIRECTIONS

What3Words///promotes.relatives.dressy.

SITUATION

The property is situated in the centre 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 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.

MATERIAL INFORMATION

Due to the proximity of commercial buildings, it is understood that it can be more difficult to raise a mortgage on this property. Please contact the office for further information.

There is a right of way for the owner along the side path leading to West Street. The neighbouring property has a right of way across the rear of the garden to also access this side path.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a dwelling is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
Energy Efficiency Rating		65	80
The energy efficiency of a dwelling is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			
EPC Directive 2002/91/EC			



Every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Bridport/IRU/28.08.24



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