

Magdalen Lane, Bridport

Spacious one bedroom garden apartment to the centre of Bridport town with two parking spaces, a garage and a garden.

Guide Price

£220,000

Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

Magdalen Lane, Bridport, DT6 5AB

- Spacious accomodation
 - Country outlook
- Short walk to the shops

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This apartment is essentially the ground floor half of a large house. The apartment is arranged with a central hallway running the full length, off which all the principal rooms are accessed.

The apartment takes in the best rooms of the original house with, to the front, the original sitting room that has a lovely stone fireplace complete with ammonites as its' focal point. To the centre there is a large bedroom laid to a parquet floor with two built-in double wardrobes.

To the end is a large kitchen that stretches the width of the property with a utility room behind. The kitchen is equipped with a comprehensive range of floor and wall mounted units and cupboards with an integral appliances including a gas hob and an electric oven with space for a large dining table to the centre. Both the kitchen and the utility room are laid to a practical quality engineered wood floor while a door leads from the kitchen out onto the gardens behind.

Also, off the hallway a door leads through to the integral garage that is equipped with double doors, light and power

with in addition both a cloakroom and a shower room. The property is in good decorative order throughout, has UPVC double glazing and gas fired central heating.

Outside

To the front of the property there is off-street parking for two cars on a hard stand beyond which double doors open into the integral garage. To the rear of the property is a south and west facing courtyard garden for the most part laid to stone paving and enclosed by timber fencing. At the bottom of the courtyard there is a large rendered outhouse that makes a good storage space.

Situation

The property lies on the South Western edge of the town, with easy access to all the facilities. 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.

Services

Mains electricity, Gas, Water & Drainage [with macerating sewage pump]
Gas fired central heating
Superfast Broadband availability
Mobile phone coverage is good both indoors and outdoors
Lease - 125 years from 2017
Freeholders administration fee - £125 per quarter
Covers window cleaning and macerating pump maintenance
Buildings insurance 2024 - £354.24 [50% share]

Local Authority

Dorset County Council
Council Band: B



Magdalen Lane, Bridport

Approximate Area = 843 sq ft / 78.3 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1000 sq ft / 92.8 sq m

For identification only - Not to scale

Directions

From our office on South Street Bridport, head north on South Street toward Church Street. Turn left onto West Street and go through 2 roundabouts. Turn left onto Magdalen Lane and the property will be a short way down on the right.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1147901



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12-14) A		
(15-17) B		
(18-20) C		
(21-23) D		
(24-26) E		
(27-29) F		
(30-35) G		
Not energy efficient - higher running costs		
England & Wales	70	75
EU Directive 2002/91/EC		

Bri/DME/rev071124



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