



Symonds
& Sampson

St James Park
Higher Street, Bridport,

St James Park

Higher Street
Bridport
DT6 3UR

Two bed house in a sought after retirement complex with it's own private garden and garage.



- Two bedroom house
 - Over 55s
- Set in attractive communal gardens
 - Separate garage
 - Private garden

Guide Price £225,000

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

The house forms part of a retirement complex, comprising of a mix of houses and flats all having stone elevations with brick quoining, giving a smart and attractive feel. The communal grounds at St James are abundant with mature shrubs and trees offering a welcoming setting to the house.

ACCOMMODATION

On approach there is a small front garden and a covered porch area containing 2 outside storage cupboards. The house is accessed through an attractive hall with downstairs wc and under stair storage space. Glazed double doors lead through to an open plan sitting/dining room with a conservatory at the rear looking out to the garden. The kitchen has an electric hob and built in oven with space for a washing machine and fridge. It has pale coloured wall and under counter cupboards, a small breakfast bar and ceramic sink. Upstairs there are two double bedrooms both with built in storage. These rooms are served by a shower room fitted with a white suite comprising a shower, wc and sink.

OUTSIDE

The house sits amongst the landscaped and well stocked communal gardens with mature shrubs and trees which offer quiet places to sit as well as additional parking spaces

for guests. The property itself has a small back garden laid with paving and a small herbaceous border in addition to the pretty, small front garden. There is a separate garage in a covered parking area.

SERVICES

Mains gas, electricity, water and drainage.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good outdoors but limited indoors.

Local Authority: Dorset Council: 01305 251010

Council Tax band C

TENURE

Leasehold

999 year lease commencing February 1998

Annual peppercorn ground rent

We understand that there is a service charge of £1,000 per annum (payable half yearly). The garage is held on a 125 year lease from 1988 with a service charge of £200 per annum (payable half yearly).

Over 55s only

No pets allowed

SITUATION

St James Park is conveniently located in the centre of Bradpole village, close to countryside and a pleasant walk

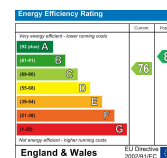
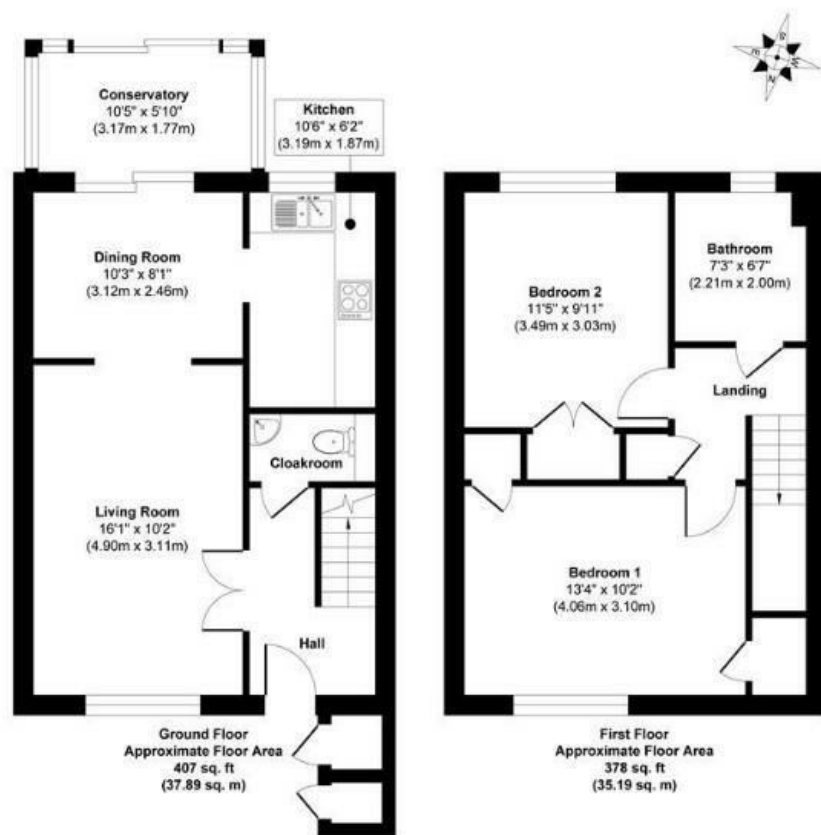
into town. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent 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///owls.concluded.rich



10 St. James Park, Higher Street, Bridport, Dorset, DT6 3UR



Approx. Gross Internal Floor Area 785 sq. ft / 73.08 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

BRIDPORT/SA/221124



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
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 & Sampson LLP have not tested any services, equipment or 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