

Symonds  
& Sampson

Rope Court  
West Allington, Bridport

# Rope Court

West Allington

Bridport

DT6 5BL

A beautifully presented two bedroom first floor apartment situated in a tucked away position but within easy reach of Bridport town centre.



- Beautifully Presented Throughout
  - Allocated Parking Space
- Open Plan Kitchen/Dining/Living Room
  - Two Bedrooms



Offers In Excess Of £200,000

Leasehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE PROPERTY

This two bedroom apartment is beautifully presented throughout and benefits from an allocated parking space and use of the pretty communal gardens. Situated within a tucked away location yet within easy reach of Bridport town centre, this apartment would be an ideal first time buy or buy-to-let investment.

The apartment is accessed via a communal entrance with electric phone entry system, with stairs rising to the first floor. The front door opens into a spacious hallway with a large storage cupboard. The open plan L-shaped kitchen/dining/living room is bright and spacious with a dual aspect. The contemporary kitchen is fitted with a range of wall and base units, with integrated appliances including a fridge/freezer, washing machine, dishwasher and electric oven with a gas hob. There is space for a dining table to one end of the room, and the living accommodation is to the other, focussed around an electric fireplace.

There are two good sized bedrooms, and the family bathroom is fitted with a white suite comprising a bath with shower over, sink and wc.

## OUTSIDE

The apartment has the immense benefit of an allocated parking space within a carport, and the use of the pretty communal gardens.

## SERVICES

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

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is mostly good indoors and out.

## LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band: B.

## TENURE

Leasehold. 999 years from 25 March 2000 - 975 years remaining. There is a service charge of £516.90 payable twice yearly.

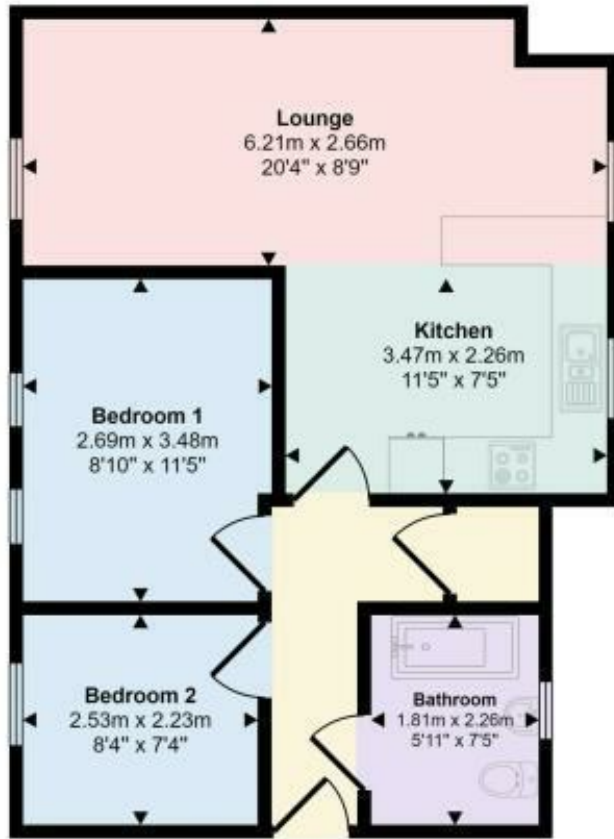
## SITUATION

The property is situated in Bridport town centre in a tucked away position. 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.



Energy Efficiency Rating		Current	Potential
The energy efficiency class is based on the energy performance of the building.			
Very energy efficient (lowest carbon dioxide emissions)	A		
Energy efficient	B	79	79
Decent	C		
Below average	D		
Average	E		
Below average	F		
Very poor energy efficiency (highest carbon dioxide emissions)	G		
Minimum energy efficiency class: England & Wales: ECU Directive 2002/91/EC			



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bridport/IRU/310125



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