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South Street
Bridport, Dorset

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OUTREY GIFTS FOR YOUR HOME & GARDEN

South Street

Bridport
Dorset
DT6 3NQ

An impressive Grade II Listed penthouse apartment arranged over three floors with stunning period features situated in the heart of Bridport town.



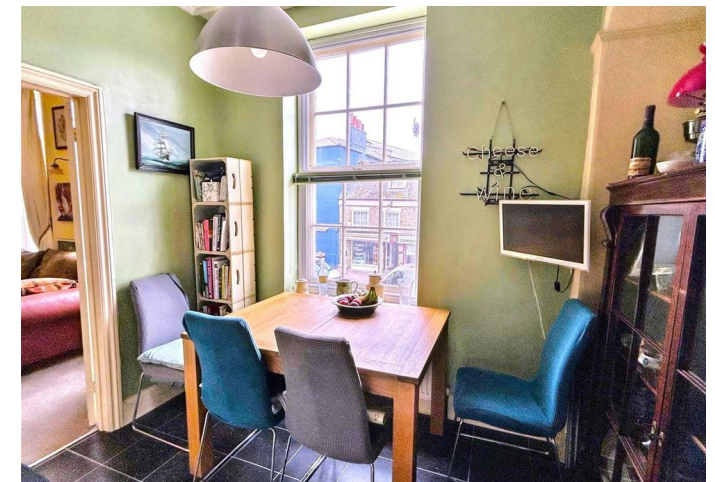
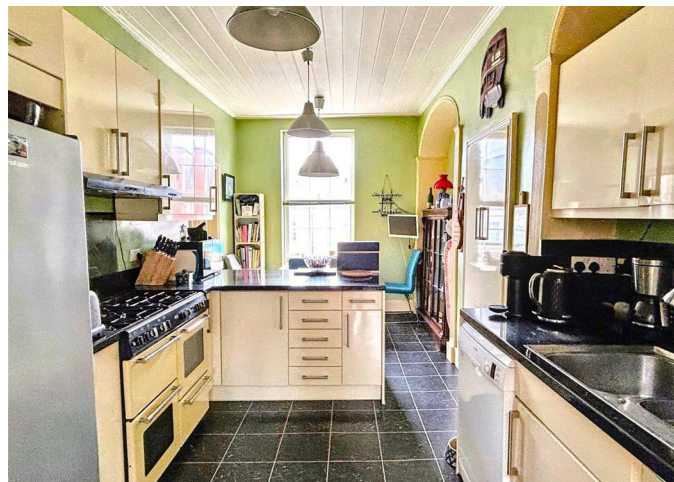
- Period features
- Three double bedrooms
- Views over the town rooftops to Bothen Hill
- Bright and spacious accommodation



Guide Price £400,000

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This Georgian Grade II Listed three bedroom apartment is understood to date back to 1764 and is situated in the heart of Bridport town. The property has been well maintained and improved over the years, and now offers wonderful character features sympathetically incorporating all the modern conveniences one would expect in this day and age. Period features include ornate ceiling cornices, a Regency-style marble fireplace with decorative tiled reveals, exposed wooden floorboards and wooden fluted and arched alcoves.

ACCOMMODATION

The accommodation is arranged over three floors, starting in a spacious entrance hall with a curved staircase with wooden balustrading and a handrail leading up. A large skylight floods natural light into the hallway, which has a useful study area with a built-in desk and shelving, a concealed utility area housing the boiler with plumbing for a washing machine and a cloakroom. The living room is generously proportioned, with two large sash windows taking in the town with a focal point of a fireplace equipped with an open fire and arched alcoves either side. The kitchen/dining room is adjacent, with a dining area overlooking the town square with arched alcoves. The kitchen is fitted with a comprehensive range of wall and base units with a large larder cupboard, a range cooker, a dishwasher, a full height fridge and freezer.

On the first floor are two double bedrooms, both benefitting from built-in wardrobes and storage with windows to the front. The bathroom is contemporary with a bath, a large walk-in shower, bidet, wc, sink and an airing cupboard. There is a further bedroom on the second floor, a large room with a built-in wardrobe and access to an extensive storage room.

OUTSIDE

The apartment fronts South Street, but is accessed via The Tanyard with an external staircase leading to the first floor terrace and front door. The terrace is west facing and elevated, creating a secluded outside space tucked away from the main street of Bridport and is ideal for potted plants. The terrace enjoys views over the western side of town to the surrounding hills beyond.

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 good outdoors. (<https://www.ofcom.org.uk>).

Dorset Council 01305 251010.

Council tax band: C.

SITUATION

The property sits right in the heart of Bridport, a bustling and vibrant market town which has a history of rope making

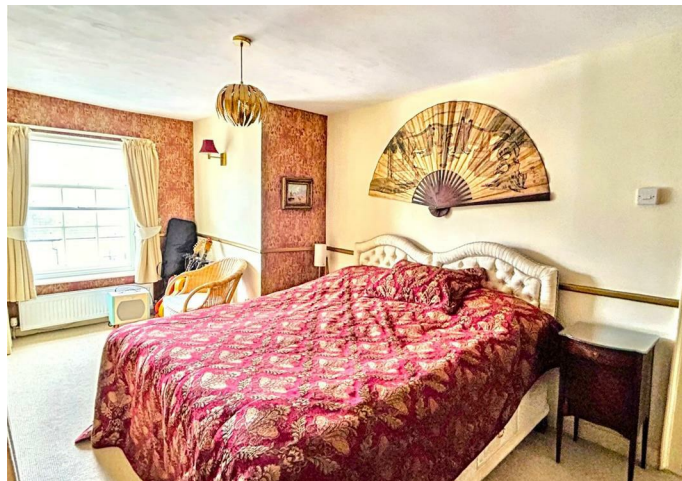
and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. 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. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

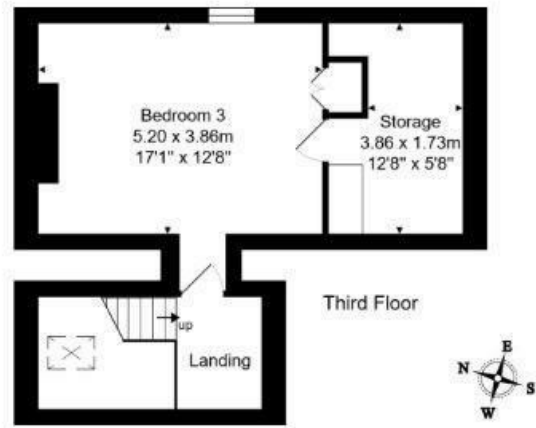
DIRECTIONS

What3Words///skillet.speeded.devotion

MATERIAL INFORMATION

Leasehold. 125 years from 1 December 1986. Ground rent: £25 with no provisions to increase. Service charges and insurance are apportioned with 30% payable by this apartment. It is understood that the apartment must be used as a single private residence.





Total Area: 160.1 m² ... 1724 ft²
 Not to scale. Measurements are approximate and for guidance only.



Bridport/IRU/280125



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