



Symonds
& Sampson

Priory Gardens

Bridport, Dorset

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Bridport
Dorset
DT6 3FP

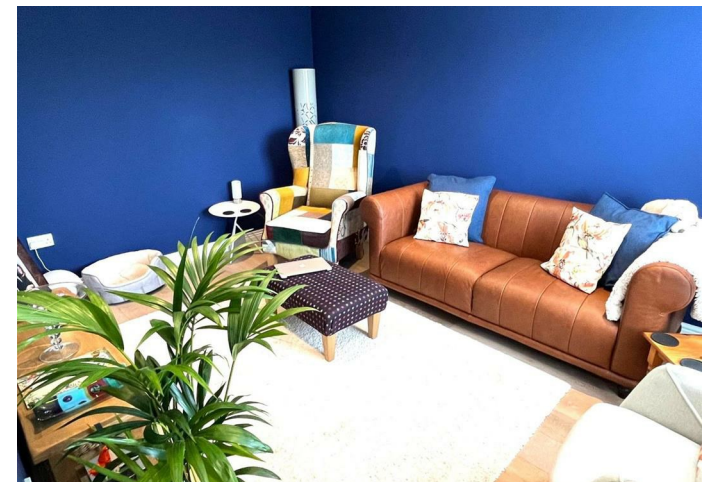
Beautifully presented four bedroom terraced townhouse with garage, in a peaceful location yet within two minutes' walk of the town centre.



- Walking distance to all the town's amenities
 - Tucked away in a peaceful location
 - Garage
 - 4 bedrooms, 2 bathrooms
 - Views
 - Garden

Guide price £500,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



DWELLING

Four Priory Meadows was built in 2011, by the renowned Poundbury builder CJ Fry as part of a prestigious development to the centre of Bridport town. The development was built in a Georgian style with large casement windows, and good ceiling heights, arranged over three floors with a large communally owned green open space in front of the terrace that, therefore, will never be developed. The property is in outstanding decorative order throughout, and has all the cost saving and maintenance advantages of a contemporary house.

ACCOMMODATION

The living accommodation is arranged on the ground floor around a central hallway with a cloakroom off, and with a sitting room to the front of the house, and a kitchen/ dining room to the rear. It is fitted with a comprehensive range of floor and wall mounted units and cupboards with integral appliances that include a gas hob, an electric double oven, a fridge freezer and a dishwasher. The kitchen looks over the rear gardens and it's floor is laid to attractive yet practical ceramic tile. Upstairs, over two floors, are four bedrooms one of which at present is used as a study. On the first floor there is a family bathroom with a shower over the bath, while the principal bedroom on the second floor has both a walk-in wardrobe and an ensuite shower room. The property is in outstanding decorative order throughout, and the sitting room, staircases and upstairs rooms all benefit from

engineered oak flooring. This property has gas fired central heating and double glazing.

OUTSIDE

To the front of the property there is an open space owned by the terrace of houses for their exclusive use. To the rear, there is a particularly attractive courtyard garden which has been stylishly reworked in recent times to create maximum impact for minimum maintenance. It is for the most part paved with a seating area to its centre, and two pergolas either side. To the end of the garden a door leads through to a garage that is equipped with light, power and an electric door opener, with a separate utility area to one end and storage in the roof void.

SITUATION

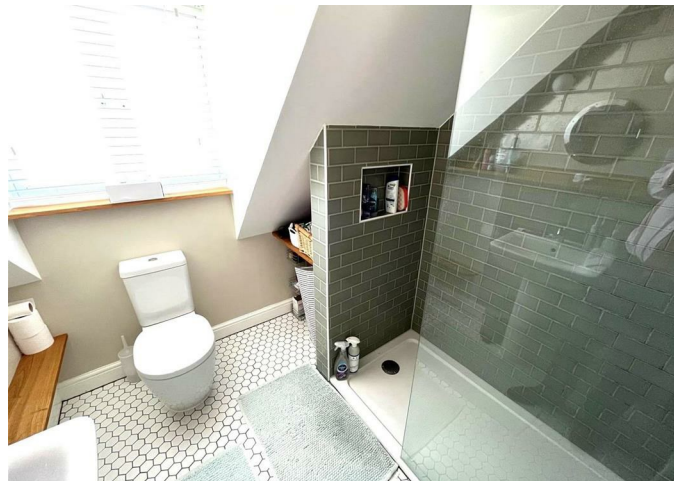
Located toward the centre of Bridport which is a bustling and vibrant market town that has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range 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- [///fond.surfer.sketches](https://www.what3words.com/#!/fnd/fond.surfer.sketches)

SERVICES

Mains gas, electricity, water and drainage.
Broadband: Superfast broadband is available.
Mobile phone coverage: Network coverage is limited indoors and good outdoors.
Dorset Council: 01305 251010
Council Tax Band: D
EPC: C





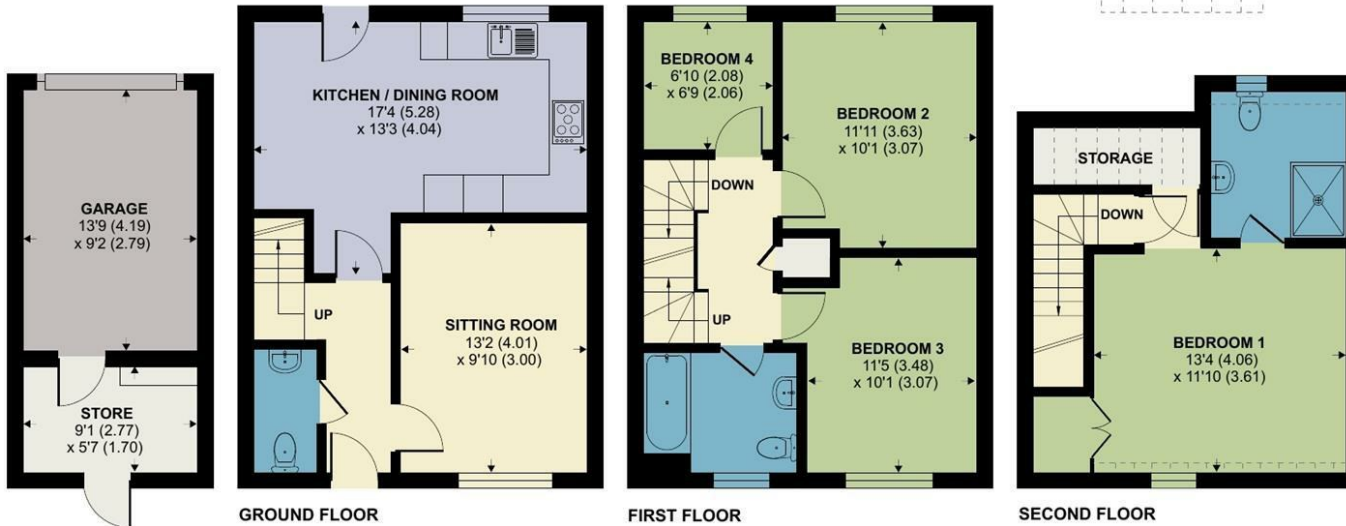
Priory Gardens, Bridport

Approximate Area = 1136 sq ft / 105.5 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Garage / Store = 177 sq ft / 16.4 sq m
 Total = 1326 sq ft / 123.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Symonds & Sampson. REF: 966476



Bridport/IR/11032025REV



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