

Symonds  
& Sampson

# North Allington

Bridport, Dorset



# North Allington

Bridport  
Dorset  
DT6 5DX

A charming Grade II Listed one bedroom cottage situated within level walking distance of the town centre.



- Charming cottage
- One bedroom
- Just a short walk from the vibrant town centre
- Grade II Listed

Guide Price £165,000

Freehold

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





## THE DWELLING

This charming one-bedroom cottage is nestled within the popular North Allington area of Bridport. With just a short walk from the vibrant town centre, it offers convenient access to local shops, restaurants, and amenities.

## ACCOMMODATION

The property is accessed to the rear of the property which is entered via the kitchen. The kitchen is fitted with a range of wall and base units, including a fitted electric cooker and space for a washing machine, also benefitting from ample storage. The kitchen window overlooks the rear courtyard garden. The sitting room is positioned to the front of the property and centres around a multi fuel burner, with a large window allowing in natural light, overlooking the front of the property. The stairs leading to the first floor are placed to the rear of the living room. Situated on the first floor is the shower room which includes all of the necessary conveniences for modern living, with the bedroom located to the front of the property offering attractive wood flooring and space for storage.

## OUTSIDE

This property benefits from an attractive patio area to the rear, perfect for outdoor dining. It is a covered area and also has an active grape vine. Additionally, there is a brick-built storage area, providing extra space for a multitude of uses, and has the benefit of having power and lighting.

## SITUATION

The property lies on the North Western edge of the town, within easy distance of all the amenities. 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. 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-///superhero.limp.goodbye

## SERVICES

Mains electricity, water and drainage.

Broadband: Superfast broadband is available.


Mobile phone coverage: Network coverage is limited indoors and good outdoors.

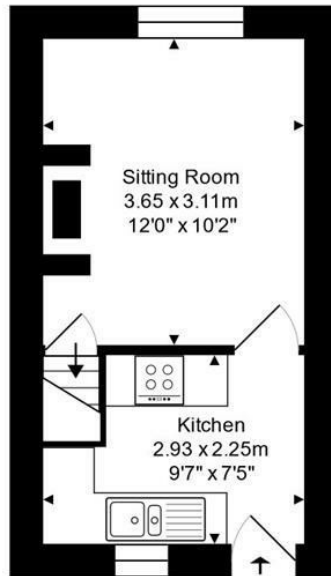
Dorset Council: 01305 251010.

Council Tax Band: B

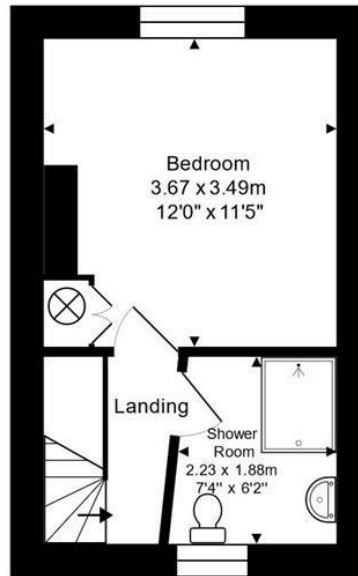
EPC: D



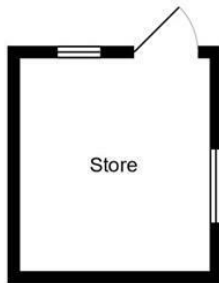
| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| 100-91                                      | A | 56                      | 57  |
| 91-81                                       | B |                         |   |
| 81-65                                       | C |                         |   |
| 65-55                                       | D |                         |   |
| 55-46                                       | E |                         |   |
| 46-39                                       | F |                         |   |
| 39-35                                       | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England & Wales                             |   | EU Directive 2002/91/EC |  |



Ground Floor



First Floor



Store



Total Area: 39.7 m<sup>2</sup> ... 428 ft<sup>2</sup> (excluding store)

Not to scale. Measurements are approximate and for guidance only.



Bridport/DME/26032025REV



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