



Symonds
& Sampson

St. Andrews Road
Bridport, Dorset

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Bridport, Dorset

DT6 3BL

A beautifully presented Grade II Listed house forming part of a terrace situated within a level walking distance of Bridport town centre.



- Character accommodation with period features
 - Spacious living/dining room
 - 3 bedrooms
 - Bathroom and en-suite to main
 - Back garden with entertainment space

Guide Price £490,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This Grade II Listed three bedroom home has been sympathetically and thoughtfully updated under the current ownership and now presents in excellent order throughout. It is situated in a popular residential location within easy walking distance of Bridport town, and has a delightful garden, ideal for entertaining and includes a separate bar.

ACCOMMODATION

The property has a spacious entrance hallway, with bespoke fitted storage and providing access to the rear garden. An inner hall leads to the good sized living/dining room which has a feature fireplace as its focal point equipped with a gas fired stove and additional fireplace to one side. The kitchen is to the rear, enjoying views over the garden and is fitted with a range of wall and base units, with a Rangecooker, integrated dishwasher, pantry cupboard and space for additional appliances. There is an adjacent wc with utility cupboard.

Upstairs there are three double bedrooms, with the principal bedroom benefitting from an en-suite shower room. There is also a family bathroom, with a freestanding rolltop bath and separate shower.

OUTSIDE

To the front of the house there is a small paved garden enclosed by a picket fence. The south east facing rear garden is perfect for entertaining, with a bar in an outbuilding and decked patio seating areas adjoining the cottage. There is a useful good sized storage building and a gardener's toilet. Beyond here is an area of lawn, interspersed with mature shrubs and trees and a small pond. A rear pedestrian gate leads onto the road.

SITUATION

The property is within level walking distance of 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.

SERVICES

Mains gas, water electricity 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

MATERIAL INFORMATION

The property is Grade II Listed and falls within a Conservation Area.

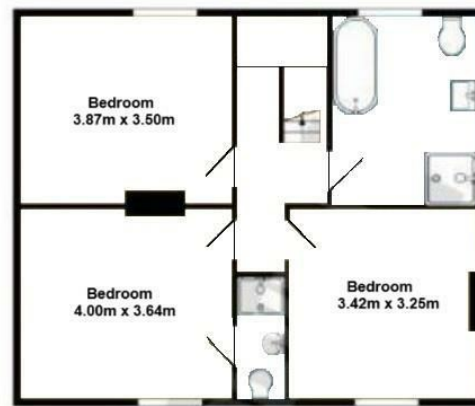
DIRECTIONS

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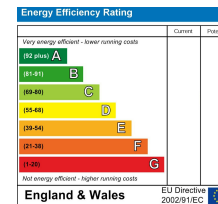
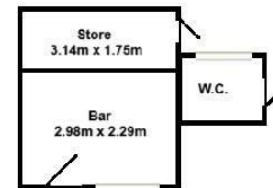




GROUND FLOOR



FIRST FLOOR



Approximate floor area 135.6 sqm / 1459.6 sq ft

Bridport/DME/180325



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