



Symonds
& Sampson

12 St. Andrews Road
Bridport, Dorset

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Bridport
Dorset
DT6 3BG

Charming Grade II Listed house situated within level walking distance of Bridport town.



- Grade II Listed townhouse
 - Four bedrooms
- Spacious and versatile accommodation
- Sunny courtyard taking in distant country views
 - On street parking

Guide Price £450,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Understood to date back to the early 19th century, this Grade II Listed townhouse is situated on St Andrews Road, a highly sought after location conveniently placed for Bridport town centre. The property offers spacious and flexible accommodation with character features and views towards Bothenhampton Hill to the rear.

ACCOMMODATION

The property is conventionally arranged around an entrance hallway, with a dining room to the front and a living room to the rear. The living room is generously proportioned, with a woodburning stove as its focal point and a sash window overlooking the garden. The galley kitchen is off here, with a comprehensive range of built-in storage cupboards, integrated electric oven and 5-ring gas hob, with space for any necessary appliances. The kitchen also houses the new boiler.

On the first floor, there is a double bedroom, a single bedroom currently utilised as a walk-in wardrobe and the family bathroom. The bathroom is fitted with a white suite comprising a roll-top bath with overhead shower, a wash hand basin and a wc. There are two additional generously proportioned double bedrooms to the second floor, the principal of which having a built-in cupboard and a delightful view to the rear towards Bothenhampton Hill and sea glimpses.

OUTSIDE

The property is set back from the road with a small enclosed front garden and two useful storage sheds. To the rear is a delightful walled courtyard garden ideal for al fresco dining, taking in the views over the town towards Bothenhampton Hill. On street parking is available on a first come first served basis.

SERVICES

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

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is good indoors and outdoors. (<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: C

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.

DIRECTIONS

What3Words///inversion.still.websites





Bridport/IRU/030425



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