



Symonds
& Sampson

WESTCOURT

West Court

Bridport, Dorset

West Court

Bridport

Dorset

DT6 5BX

A spacious two bedroom purpose built ground floor apartment a short walk to Bridport town centre.



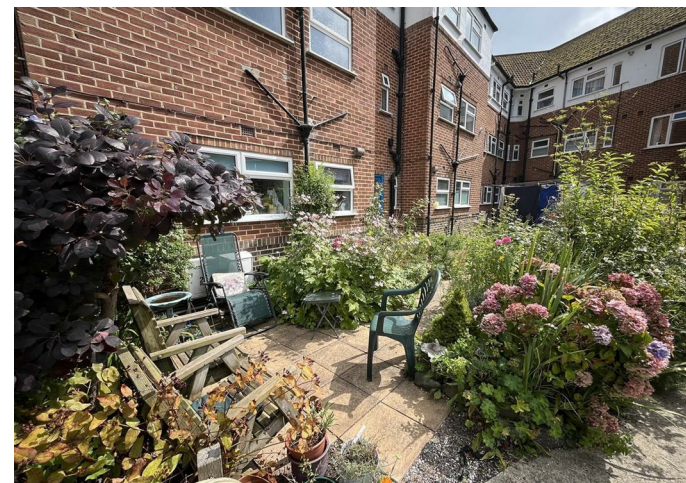
- Ground Floor apartment
- Walking distance to shops & amenities
 - Allocated private parking
 - Short drive to the beach

Guide Price £200,000

Leasehold

Bridport Sales
01308 422092

bridport@symondsandsampson.co.uk



THE DWELLING

A two bedroom purpose built ground floor apartment, located within a short walk of Bridport town centre providing generous living accommodation and allocated off-road parking.

THE ACCOMMODATION

Located on the ground floor of this purpose-built block this two-bedroom apartment is conventionally laid out with an internal hallway, which gives access to all of the rooms. The kitchen has been modernised in recent years, as has the bathroom. It has the benefits of having a separate WC and various storage cupboards. A generous lounge centres around what was a gas fireplace and also benefits from a large bay window. The bedrooms are located on either side of the apartment, allowing you the option of a view of the front garden or rear. The kitchen itself provides low-level units as well as space for various appliances whilst there is currently a freestanding cooker in situ.

OUTSIDE

There are front and rear communal gardens as well as a communal drying space to the rear. A driveway to the side of the property on North Allington provides access to the allocated parking area and garaging. This particular property benefits from one of the sought after parking spaces.

SITUATION

Within walking 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. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. 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 Electricity, Gas, Water & Drainage
Electric Heating
Ultrafast Broadband is available in this area
Mobile phone coverage is mostly available here

LOCAL AUTHORITY

Dorset Council: 01305 251010.
Council Tax Band: B

DIRECTIONS

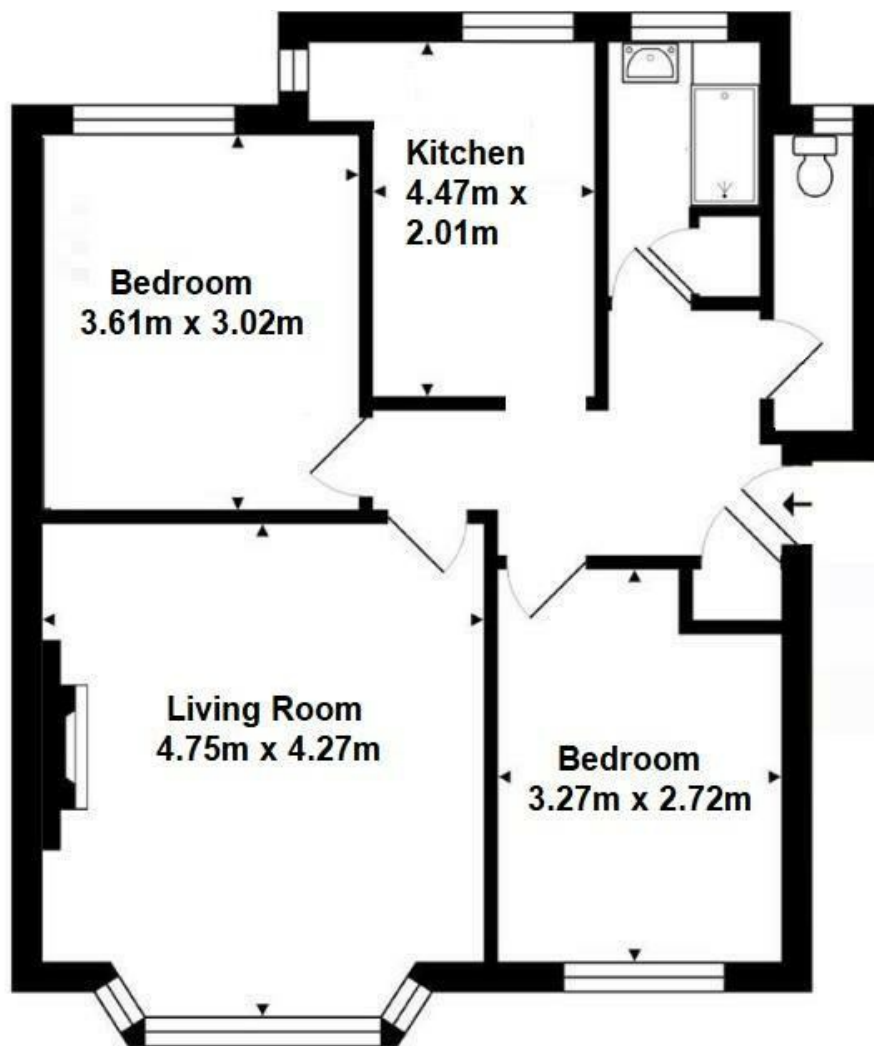
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TENURE

Lease Details: 999 years from 1 January 1993
Restrictions: No pets
Service Charge per annum: £1,200.00

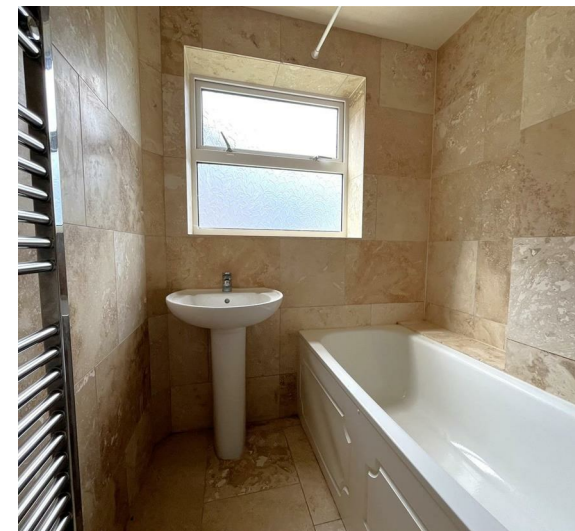


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(46-54) E		
(39-44) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 64.6 m² ... 695 ft² (excluding corridor)

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



Bridport/DME/rev150425



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23, South Street,
Bridport, Dorset DT6 3NU



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