



Symonds
& Sampson

St. Andrews Terrace

Bridport, Dorset

St. Andrews Terrace

Bridport
Dorset
DT6 3DX

A charming 1 bedroom period terraced cottage with a useful loft room situated on the edge of town, with a lovely south-facing garden and within walking distance of shops.



- No onward chain
- 1 bedroom character cottage
- South facing garden
- Useful loft room

Guide Price £240,000

Freehold

Bridport Sales
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THE PROPERTY

Believed to have been in the 19th century, the cottage has all the character features one would expect of a property of its age including exposed beams, deep window sills and wooden floorboards. Having been sympathetically modernised by the current owners with improvements that include a new kitchen, a new ensuite shower room, a new flooring to the ground floor and the installation of a wood burner, the cottage now presents in good order throughout but requires some small finishing jobs.

The property is arranged over three floors, with living accommodation on the ground floor. To the front of the cottage there is a conservatory that is currently used as a dining room, behind which there is a sitting room with a focal point of a fireplace equipped with a wood burner with wooden beam over. Beside the sitting room there is a modern fitted kitchen equipped with floor and wall mounted units with worksurfaces over and an integrated oven with gas hob, dishwasher and under counter fridge. On the first floor there is a good double bedroom and contemporary bathroom, complete with built-in cupboards, with a thermostatically controlled shower over the bath.

On the second floor there is a useful loft room that has lovely exposed beams and built-in wardrobes, plus a newly fitted

ensuite shower room. Whilst used by the current owner as an occasional bedroom it is not built to current regulations and has not been certified or given permission as a bedroom.

OUTSIDE

To the front of the property there is a small area laid to paving and gravel with a greenhouse and log store. Across a shared pathway is a lovely well-stocked cottage garden with an array of herbaceous plants and shrubs designed to give shape, colour and form throughout the year. To the end of the garden there is a delightful seating area laid to limestone paving and a couple of raised beds.

SERVICES

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

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

LOCAL AUTHORITY

Dorset Council 01305 251010.

Council Tax band B.

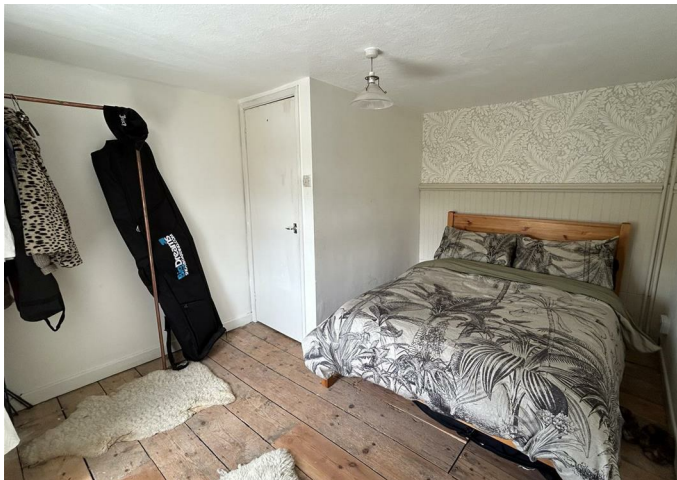
SITUATION

The property lies at the northern end of Bridport, on the edge of the village of Bradpole. 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. 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.

MATERIAL INFORMATION

We are advised that the loft room is not currently built to specification to allow for a second bedroom.





Energy Efficiency Rating	
Best energy efficient - lower running costs	Current
A	68
B	
C	
D	
E	
F	
G	
Worst energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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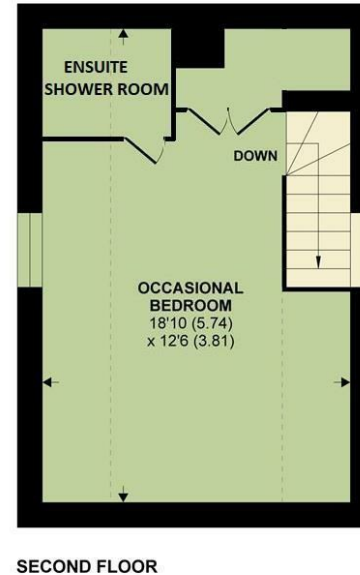
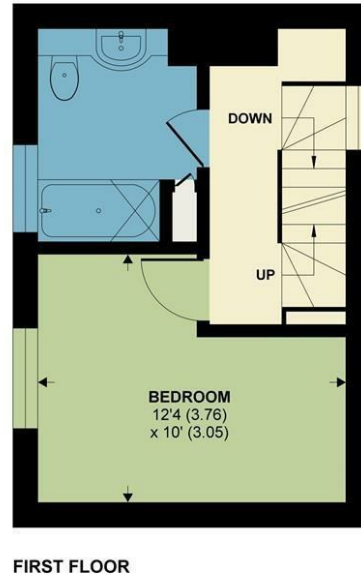
Approximate Area = 721 sq ft / 67 sq m

Limited Use Area(s) = 76 sq ft / 7 sq m

Total = 797 sq ft / 74 sq m

For identification only - Not to scale

Denotes restricted
head height



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2021. Produced for Symonds & Sampson. REF: 778037

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