



# Church Place

Church Street, Bridport, Dorset



# Church Place

Church Street  
Bridport  
DT6 3FX

A beautifully presented first floor apartment situated in a tucked away location in the heart of Bridport town with parking.

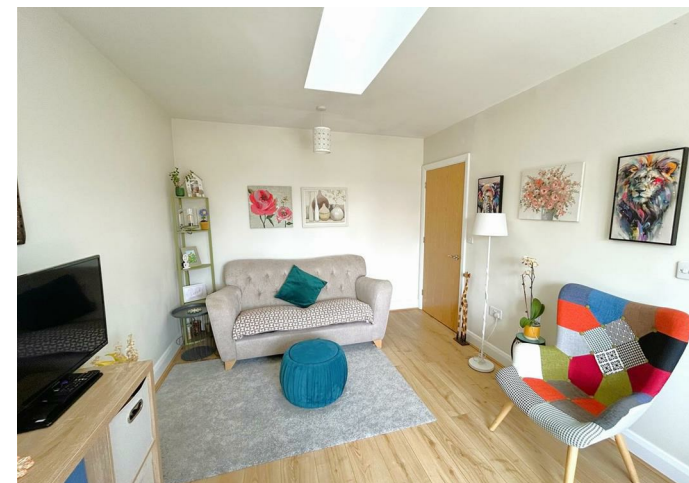


- Town centre location
- Popular courtyard development
  - Parking
- Beautifully presented throughout

Guide Price £215,000

Leasehold

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



## THE DWELLING

Church Place is a popular courtyard development built in 2018 to a high specification in the heart of Bridport town centre in a tucked away location off Church Street. This first floor apartment is one of only two in the development and is built in a coach house style, enjoying a sunny southerly aspect and has a parking space; a rarity in the centre of Bridport. Under the current ownership since new, the apartment has been well maintained and is beautifully presented throughout.

## ACCOMMODATION

The accommodation is simply laid out around a long entrance hall laid to laminate oak style wood flooring which continues into the open plan L-shaped kitchen/living/dining room. This is a bright and spacious room, with south facing windows plus a Velux window flooding the property with an abundance of natural light. There is ample space for a living area to one end and a dining area to the other. The contemporary Howdens kitchen is fitted with a range of wall and base units with an integrated electric oven, gas hob, fridge/freezer and washer/dryer.

The double bedroom benefits from built-in wardrobes, and is served by a modern fully tiled bathroom fitted with a white suite comprising of a bath with shower over, wc and sink.

## OUTSIDE

The apartment has a single covered parking space underneath, a useful large private store and a remote door entry system. There is also a large communal bin store.

## SERVICES

Mains gas, electricity, water 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: B.

## MATERIAL INFORMATION

Leasehold. 999 year lease from 2018. The current service charge is is £1,043.00 per annum.

The property is suitable for a main home, second home or buy to let. No holiday lets permitted.

## DIRECTIONS

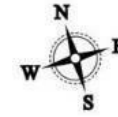
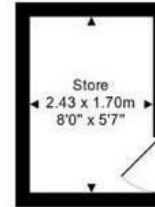
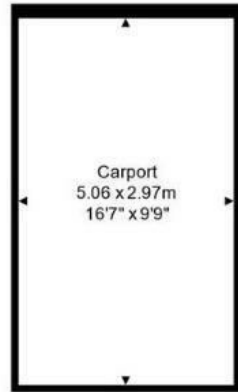
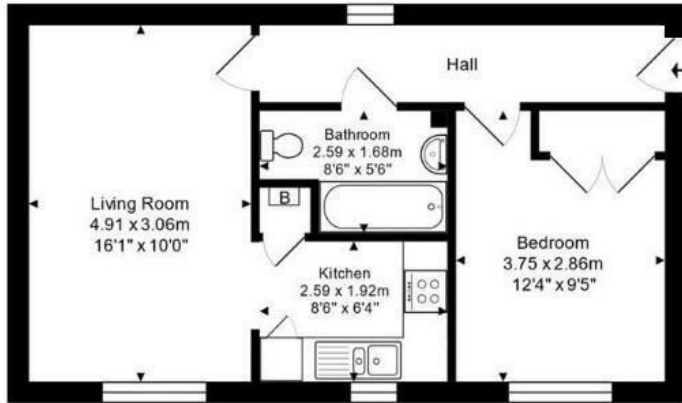
What3Words///vital.basics.bolts

## SITUATION

Bridport is a bustling and vibrant market town that 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.







Total Area: 43.1 m<sup>2</sup> ... 464 ft<sup>2</sup> (excluding store, carport)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) <b>A</b>		
(81-90) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Bri/DME/010525



01308 422092

bridport@symondsandsampson.co.uk  
Symonds & Sampson LLP  
23, South Street,  
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**