

A two-story terraced house with a balcony and a large garden. The house has a white upper floor and a brick lower floor. The balcony is enclosed with a metal railing. The garden is paved with green tiles and contains several large planters with various plants. The sky is blue with white clouds.

Symonds  
& Sampson

Heron Court  
West Bay, Bridport



# Heron Court

West Bay  
Bridport  
DT6 4HF

A two bedroom ground floor apartment close to the beach, with delightful communal gardens and a garage.



- Short walk to beach
- Two bedrooms
- Access to communal gardens
- Garage

Guide Price £160,000  
Leasehold - Share of Freehold

Bridport Sales  
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## THE DWELLING

A delightful two bedroom apartment positioned on the ground floor of this purpose-built development overlooking the communal gardens. With only a short walk to the beach, the apartment is ideal for a holiday let or main residence.

## ACCOMMODATION

The apartment is accessed through a porch/sunroom, which leads to the front door to the open plan kitchen/dining/living room positioned to the front of the property, overlooking the communal gardens. The kitchen is fitted with a range of different wall and base units and a free standing electric cooker, with space for a fridge/freezer. To the rear of the property is the two small double bedrooms and the shower room fitted with a bath and a shower over, fitted with wooden panelling and a white suite.

## OUTSIDE

The apartment benefits from the communal gardens that are mostly laid to lawn, with a patio area positioned to the front of the apartment, ideal for entertainment. The garage is situated in the block behind the apartments. The beach is only a short walk from the communal gardens.

## SITUATION

West Bay is a popular holiday area with a working harbour, recently constructed piers, and a choice of beaches. Amenities in the village include pubs, restaurants, cafes, galleries, antiques arcade and various shops, including a fishmonger. The area is popular for scuba diving, sailing, fishing and walking. The bustling market town of Bridport is close by with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Crewkerne, Dorchester and Axminster.

## DIRECTIONS

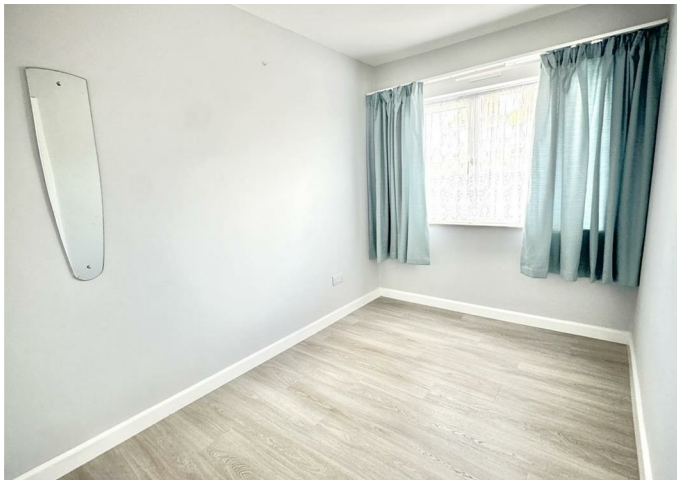
What3words-///reckons.stirs.little

## SERVICES

Mains, electricity, water and drainage.  
Broadband - Superfast broadband is available.  
Mobile phone coverage - Network coverage is limited indoors but good outdoors.  
Dorset Council 01305 251010.  
Council tax band A  
EPC: D

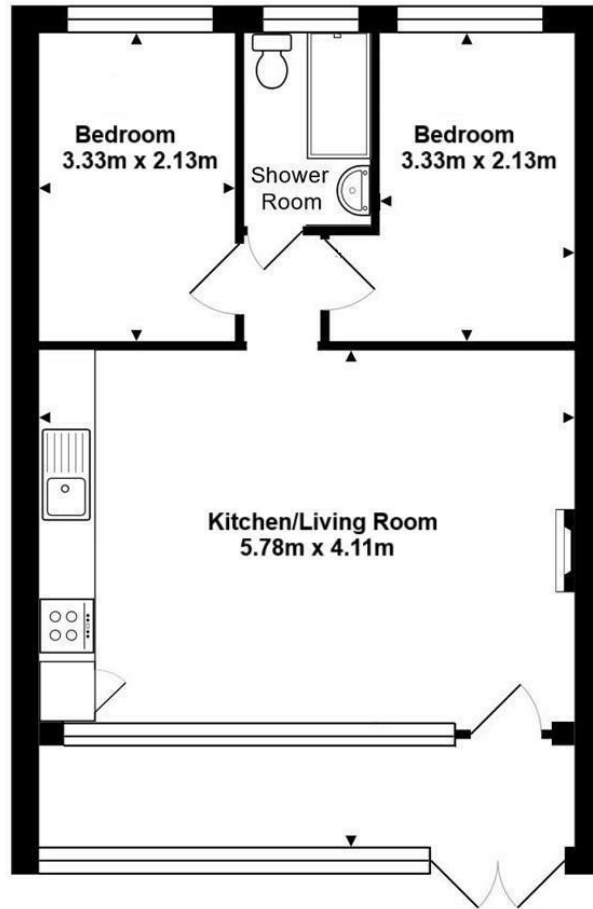
## MATERIAL INFORMATION

Leasehold: The lease is 999 years commencing from 24 June 1994. The service charge for the apartment is £2,056.45 per annum, It is understood that holiday letting and pets are permitted.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



Bridport/DME/12052025REV



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