



Symonds  
& Sampson

# 2 South Island Mews

Church Street, Bridport



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Church Street  
Bridport  
DT6 3RT

A beautifully presented two bedroom townhouse, situated in a central but tucked away location enjoying views towards Bothen Hill and benefitting from a garage and parking.



- Two bedroom townhouse
  - Courtyard garden
- Garage and separate parking space
- Modern and contemporary decor throughout
- Views over the town to surrounding countryside



Offers In Excess Of £350,000  
Freehold

Bridport Sales  
01308 422092  
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## THE DWELLING

A centrally located two bedroom townhouse with a garage and additional parking space. The property is well presented and decorated to a high standard throughout, with a secluded west facing courtyard garden.

## ACCOMMODATION

Entering the property through a courtyard, the front door opens into a small hall with a cloakroom to the left. The kitchen occupies the remainder of the ground floor and is fitted with contemporary cottage style wall and base units, a wooden countertop and smart grey, 'metro' tiles. A fitted hob, butlers sink and a peninsula counter complete the area with space for a dishwasher, fridge-freezer and eye level oven. There is also room for a dining table and chairs. At the rear of the kitchen is a split stable style back door which opens to a small paved courtyard, with space for a washing line. Also on the ground floor is a useful under stairs storage cupboard.

The stairs lead to the first floor landing off which is a useful storage cupboard and the spacious dual aspect sitting room with views towards Bothen Hill and the surrounding countryside. The sitting room is spacious and light, with a log effect gas fire as a focal point. On the second floor are two double bedrooms and a family bathroom with shower/bath and contemporary fixtures.

## OUTSIDE

A large garage with manual up and over door has power and light, and currently houses a utility area for laundry. There is parking for a second car immediately outside the garage. The west facing secluded courtyard outside the front door is a secret sanctuary in the middle of the town centre, perfect for a summer drink and BBQ in a very relaxing space.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.  
Broadband - Ultrafast broadband is available.  
Mobile phone coverage - Network coverage is good both indoors and out. (<https://www.ofcom.org.uk>)  
Dorset Council: 01305 251010  
Council Tax band: C

## SITUATION

Located in the centre of Bridport, 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.

## DIRECTIONS

what3words:///education.vines.refuses

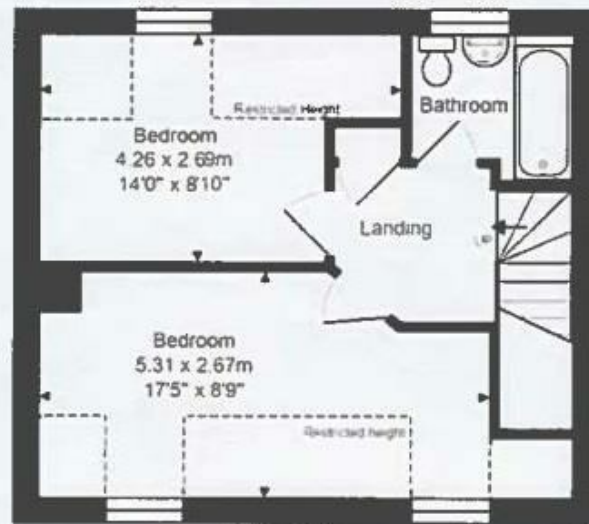


Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
Very energy efficient (lower running costs)		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Below minimum energy efficiency standard		
England & Wales		
EU Directive 2002/91/EC		

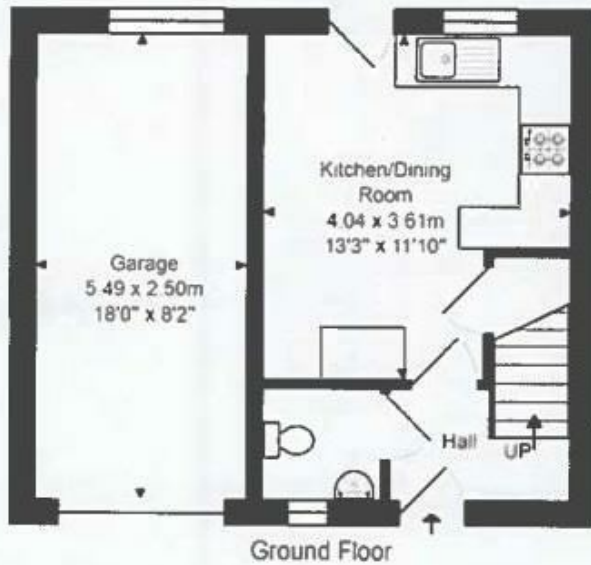


Total Area: 88.3 m<sup>2</sup> ... 951 ft<sup>2</sup> (excluding garage)

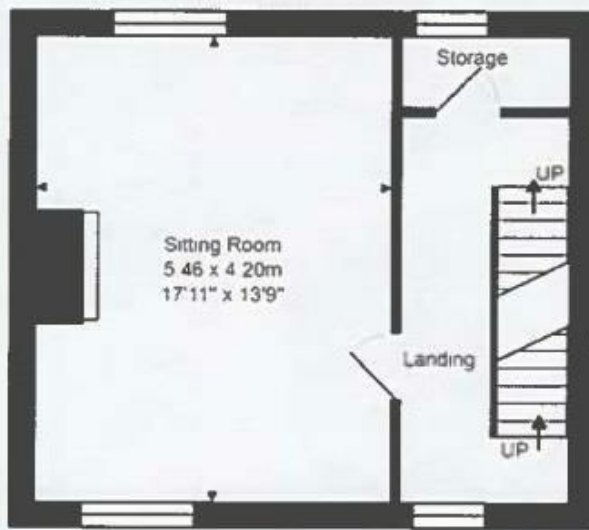
Not to scale. Measurements are approximate and for guidance only.



Second Floor



Ground Floor



First Floor



Bri/IRU/300525



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