



Symonds  
& Sampson

2 South Island Mews  
Church Street, Bridport

# 2 South Island Mews

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  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)

## 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.

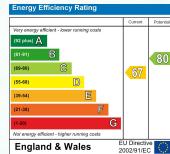
Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking,

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

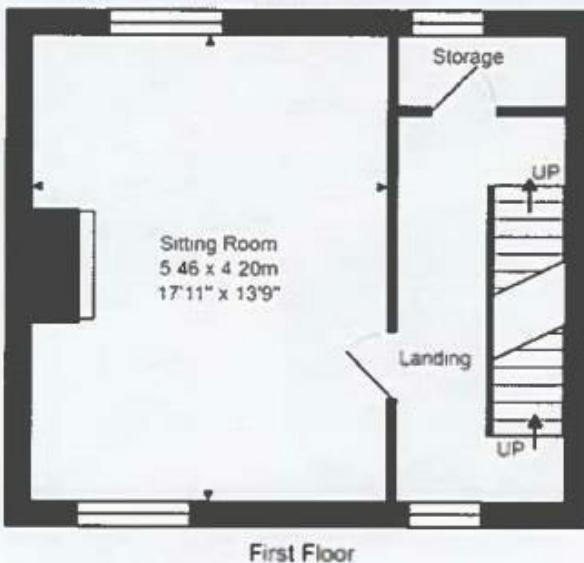
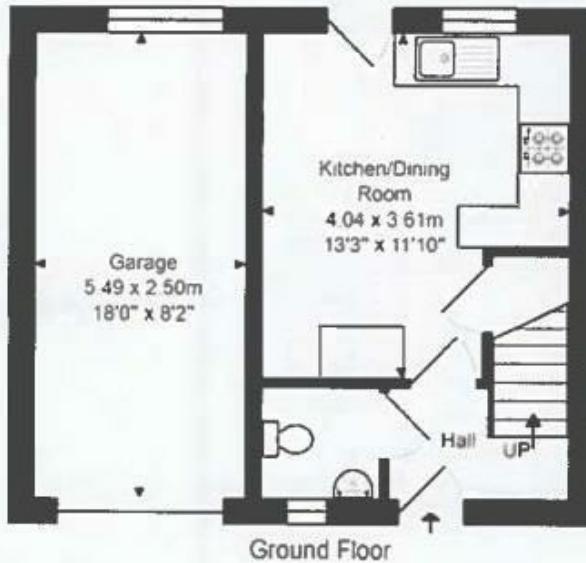
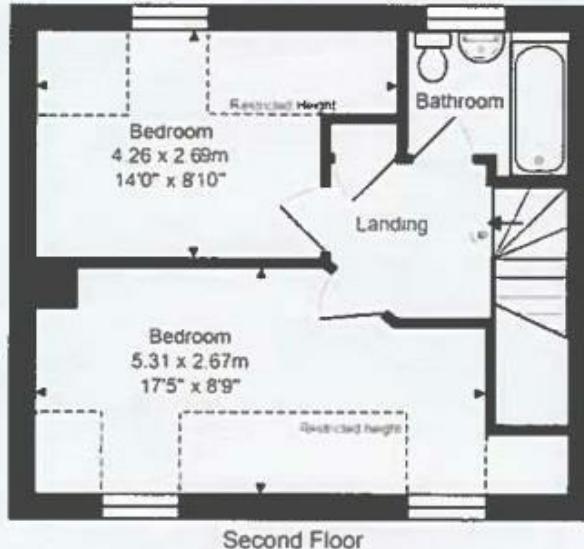
what3words///education.vines.refuses





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.



Bri/IRU/300525



01308 422092

[bridport@symondsandsampson.co.uk](mailto: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