

Symonds
& Sampson



Port Bredy
Barrack Street, Bridport, Dorset

Port Bredy

Barrack Street
Bridport
Dorset
DT6 3PT

A well-presented two bedroom ground floor apartment with off street parking, moments away from Bridport town centre.



- Popular location close to Bridport town
- Charming Grade II Listed apartment
 - Allocated parking
 - Communal gardens



Guide Price £342,000
Leasehold - Share of Freehold

Bridport Sales
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THE DWELLING

An immaculately presented two-bedroom ground floor apartment, situated in the history rich Grade II listed building that is Port Bredy. Believed to have been built in 1836, Port Bredy has lived many lives having been used as a workhouse, then a hospital before being converted for residential use in 1999.

ACCOMMODATION

The apartment is well proportioned with the accommodation arranged around a central hallway with its own private entrance. The character rich accommodation has a comfortable and spacious feel with partially vaulted ceilings and large Georgian-style windows. The sitting room, a particularly nice room, has exposed brickwork and oak flooring as well as boasting a double aspect. This room has space to accommodate a sitting area to one side and a dining area to the other. The kitchen is fitted with a variety of floor and wall mounted units with a tiled splashback. Integrated appliances include a gas hob with extractor over, an eye level double oven and a dishwasher. There is space for white goods.

The shower room is partly tiled and fitted with a white suite comprising a W/C, pedestal wash hand basin, heated towel rail and shower unit. The two bedrooms are both good sized double rooms with fitted cupboards, however

the principal bedroom is an especially impressive room, being generous in size with high ceilings and Georgian style windows. The main bedroom further benefits from an ensuite bathroom with bath, pedestal wash hand basin, W/C and heated towel rail.

OUTSIDE

Externally there is a parking space which can be found immediately outside the front door. There are well-kept communal gardens.

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 Tel: 01305 251010.

Council Tax Band E.

EPC: TBC.

SITUATION

The property lies in an elevated position just off the main street of Bridport. 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 have been advised that the lease is 999 years starting on 24 June 1999.

There is a service charge of £1,558.90 every 6 months.

There is no ground rent payable and therefore no provision for increase.

Pets are allowed with approval from management company – Harrison, Lavers & Potburys in Sidmouth.

Long term letting is permitted.

DIRECTIONS

What3Words///announced.copying.trendy



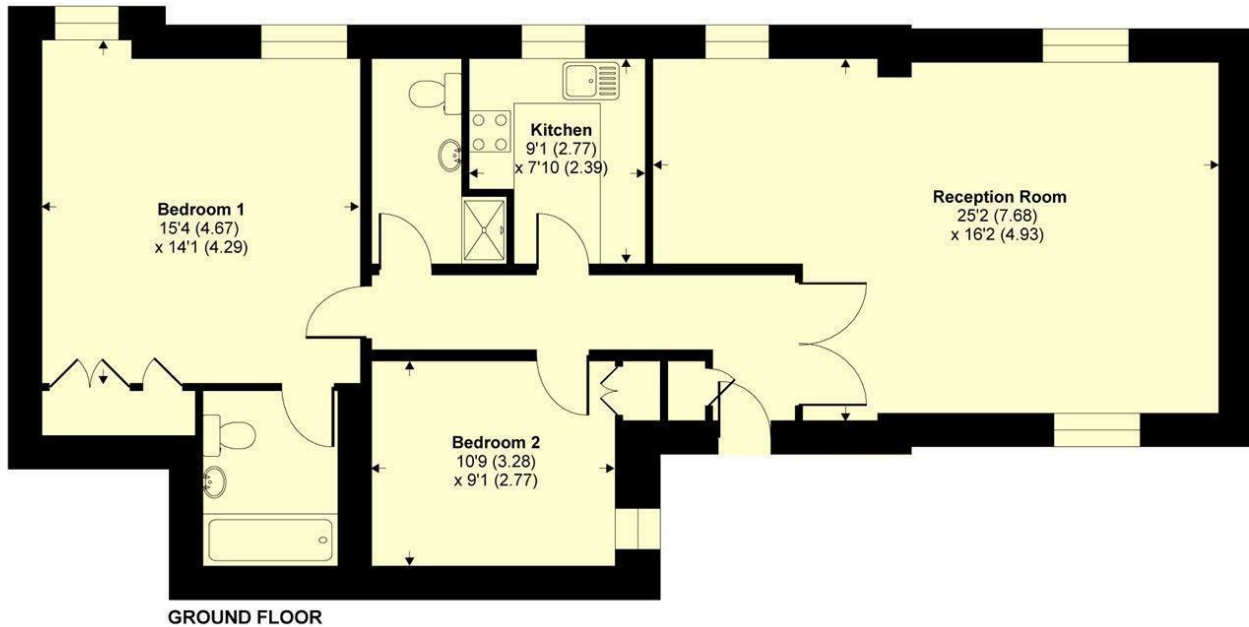


Port Bredy, Barrack Street, Bridport, Dorset, DT6

APPROX. GROSS INTERNAL FLOOR AREA 966 SQ FT 89.7 SQ METRES

Energy Efficiency Rating		Current	Potential
Very energy efficient - One rating only	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G	73	76
Very energy inefficient - High heating costs			

England & Wales
EPC Standard
2020/1/1/EC



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Symonds & Sampson and no guarantee as to their operating ability or their efficiency can be given.

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