

Symonds  
& Sampson

12 St. Andrews Road  
Bridport, Dorset

# 12 St. Andrews Road

Bridport  
Dorset  
DT6 3BG

Charming Grade II Listed house situated within level walking distance of Bridport town.



- Grade II Listed townhouse
  - Four bedrooms
- Spacious and versatile accommodation
- Sunny courtyard taking in distant country views
  - On street parking

Guide Price £440,000

Freehold

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



## THE DWELLING

Understood to date back to the early 19th century, this Grade II Listed townhouse is situated on St Andrews Road, a highly sought after location conveniently placed for Bridport town centre. The property offers spacious and flexible accommodation with character features and views towards Bothenhampton Hill to the rear.

## ACCOMMODATION

The property is conventionally arranged around an entrance hallway, with a dining room to the front and a living room to the rear. The living room is generously proportioned, with a woodburning stove as its focal point and a sash window overlooking the garden. The galley kitchen is off here, with a comprehensive range of built-in storage cupboards, integrated electric oven and 5-ring gas hob, with space for any necessary appliances. The kitchen also houses the new boiler.

On the first floor, there is a double bedroom, a single bedroom currently utilised as a walk-in wardrobe and the family bathroom. The bathroom is fitted with a white suite comprising a roll-top bath with overhead shower, a wash hand basin and a wc. There are two additional generously proportioned double bedrooms to the second floor, the principal of which having a built-in cupboard and a delightful view to the rear towards Bothenhampton Hill and sea glimpses.

## OUTSIDE

The property is set back from the road with a small enclosed front garden and two useful storage sheds. To the rear is a delightful walled courtyard garden ideal for al fresco dining, taking in the views over the town towards Bothenhampton Hill. On street parking is available on a first come first served basis.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is good indoors and outdoors. (<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: C

## SITUATION

The property is within level walking distance of the heart of Bridport, 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 an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware

and antiques and bric-a-brac. 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. There is a good choice of primary and secondary schooling 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///inversion.still.websites





Bridport/21012026REV



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