



Flat 3, 8A Barrack St



# Flat 3, 8A Barrack St

Bridport, DT6 3LY

In the heart of the town. West Bay/Jurassic Coast 2 miles.

**A first floor apartment in a highly sought after location within the town centre.**

- First floor apartment
- Bedroom
- Well equipped modern kitchen
- Character features
- 117 Year lease
- Attractive town centre setting
- Open plan living room/kitchen
- Modern bathroom
- Ideal buy to let/first time buyer
- Council Tax Band C

Guide Price £110,000

## THE PROPERTY

8A Barrack Street is a fine and substantial double-fronted Georgian town house in a favoured location close to the town centre. The building dates back to the 18th century and has classic stucco front elevations. It is listed grade 2, of architectural or historic importance. The building has been converted into four apartments and a shop.

Flat 3 is located on the first floor and has been subject to upgrading. Modern facilities include Dimplex night storage heaters ( Economy 7 ) , modern fitted kitchen with electric oven and electric hob plus cooker hood and a modern bathroom with 'L' shaped bath plus mains shower over. Character features, typical of its period, include high ceilings, sash windows and window seats.

The property will appeal to a whole range of buyers (see restrictions below). It is currently let on an Assured Shorthold Tenancy.



## OUTSIDE

Residents' parking permits are available in Barrack Street and there is a long stay Council car park at East Street with, again, permits (both subject to charges).

## SITUATION

The property enjoys a prime location within the town centre and within only a few minutes' walk of the shops and amenities. Barrack Street is a very popular and well established no-through road just off East Street, largely made up of period houses.

Bridport is a thriving and historic market town known for its wide streets. There are excellent shopping, business and leisure facilities, art centre, leisure centre and a popular twice-weekly street market. The wonderful coast at West Bay is only a few miles to the south with a lovely harbour, bathing beaches and access to the stunning Jurassic Coastline.

## SERVICES

Mains electricity, water and drainage. Electric heating (Economy 7).

## TENURE/SERVICE CHARGE/GROUND RENT/RESTRICTIONS

Balance of 125-year lease from 2017. Service charge £1575 pa and ground rent £200 pa. No holiday lettings allowed. Pets by consent.

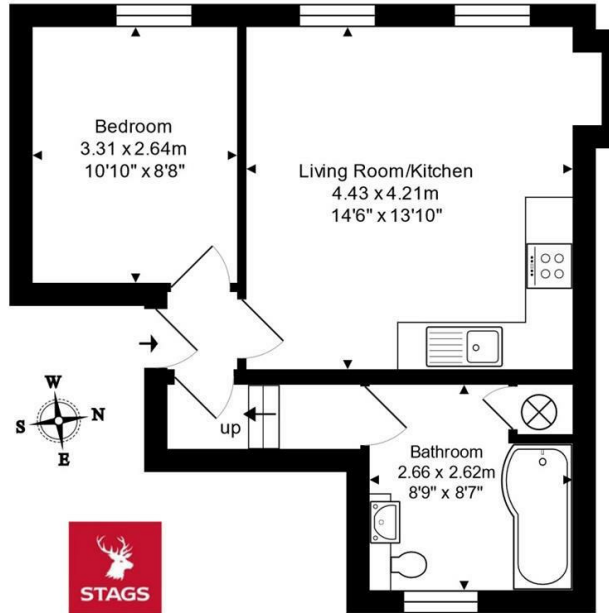
## VIEWINGS

Strictly by appointment with Stags

## DIRECTIONS

On foot from the town centre, walk down East Street and turn left by Central News/The Olive Tree into Barrack Street. The property is seen after a short distance on the right.





**Flat 3**

Area: 39.5 m<sup>2</sup> ... 425 ft<sup>2</sup>

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

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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