



Flat 3, Burton Mill



# Flat 3, Burton Mill

Grove Road, Burton Bradstock, Dorset DT6 4QU

Hive Beach 0.7 Miles Bridport 3 Miles

A spacious flat in a former mill occupying a picturesque setting adjoining a Mill leat in the highly sought after coastal village of Burton Bradstock.

- Former Mill building
- Two Bedrooms, Two Bathrooms
- Open Country Views
- No Forward Chain
- 999 Year Lease from 1971 With Freehold Share
- Lovely Peaceful Setting
- Balcony
- Extensive Garaging
- Very Sought After Coastal Village
- Council Tax Band C

Guide Price £250,000

## THE PROPERTY

Burton Mill, as the name implies, is a former Mill estimated to date back over 200 years with attractive natural stone elevations and converted into four individual apartments some 40 years ago.

Flat 3 is located on the second floor and enjoys lovely views over the Mill leat, surrounding countryside and across the village. It is probably the best within the building. The property has been under the current long ownership since 2005 and over the years has been subject to improvement/updating. It benefits from recent redecoration and new carpets.

Features include: gas fired central heating with a modern boiler, UPVC sealed unit windows, well equipped kitchen with fitted units, gas hob, cooker hood and electric double oven, modern en-suite shower room and modern bathroom.

There is a communal entrance, stairs and the unusual benefit of a lift.

The accommodation extends to: communal landing with storage cupboards for the use of flat 3, reception hall with trap door leading to attic, living/dining room with balcony, kitchen, principal bedroom with en-suite shower room, second bedroom, bathroom with p-shaped bath and mains shower.

## OUTSIDE

There is shared use of a large integral garage with allocated parking area and internal access to the communal hall/lift.



## SITUATION

Burton Mill occupies a very picturesque, tucked away and peaceful position in a delightful back lane within the favoured old part of the village. Burton Bradstock lies on the coast and is considered to be one of the most attractive and sought-after villages in West Dorset. It is a Conservation Village and the centre consists mainly of period stone and thatched cottages for which the area is particularly well known. There are excellent local amenities including a shop/garage, Post Office, library, public houses, church, village hall and popular primary school. There is an excellent beach which forms part of the Jurassic Coast. On the doorstep there are footpaths giving easy access to open countryside, riverside walks, village centre and to the beach and clifftops beyond.

The thriving market town of Bridport and the harbour/coastal resort of West Bay with its 18 hole golf course are both within about 3 miles to the west. The beautiful coastal road is also nearby, giving access to the larger towns of Dorchester and Weymouth, both with mainline rail services to London and the West Country.

## TENURE

Balance of 999 year lease from 1971 with share of the freehold. There is a management company with a service charge.

We understand that the terms of the lease prevent the property being used for holiday letting purposes.

## SERVICES

All mains services. Gas fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and EE, Three, O2 and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## VIEWINGS

Viewings strictly by appointment with Stags, Bridport.

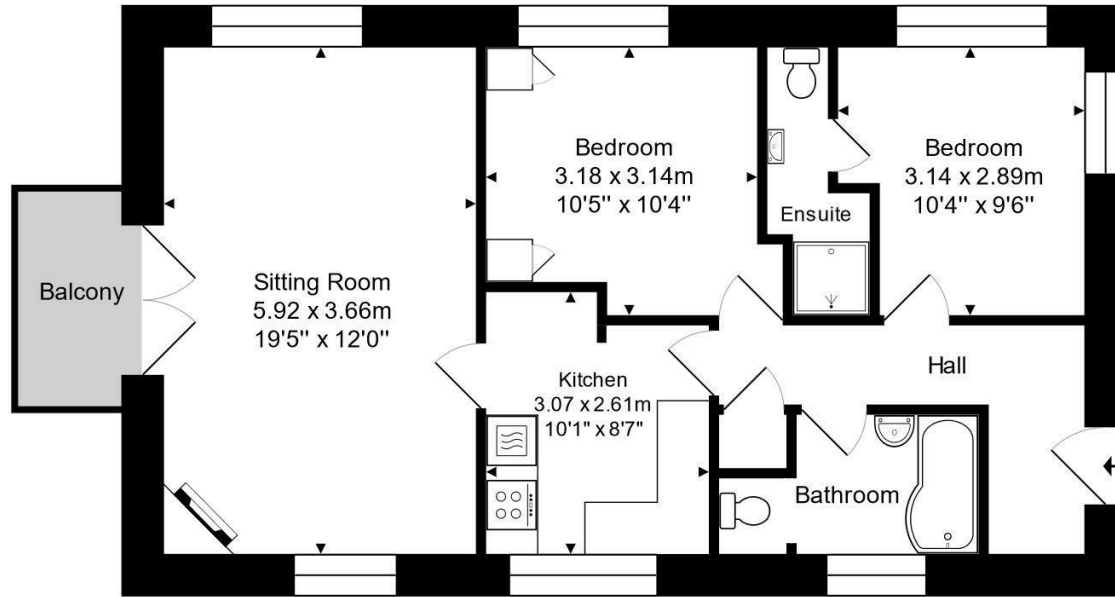
## DIRECTIONS

From Bridport, follow the B3157 coastal road to Burton Bradstock and turn left by the Anchor Inn to Shadrach. After a short distance, turn right into Mill Street and at the village green, turn left. Take the first right into Grove Road and Burton Mill is at the far end.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)





Total Area: 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup> (excluding balcony)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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