



Flat 2, 13 Downes St



# Flat 2, 13 Downes St

Bridport, DT6 3JR

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

**A first floor apartment in a very attractive town centre location**

- First floor apartment
- Double bedroom
- Kitchen and bathroom
- Heart of town
- 999 Year lease from 1987 with freehold share
- Attractive Georgian building
- Living/dining room
- Town and country views
- Ideal buy to let/first time buyer
- Council Tax Band A

**Guide Price £110,000**

## AGENTS NOTES

- It is currently let on an Assured Shorthold Tenancy (current rent payable £525pcm and subject to 2 months' notice – ideally the tenant would like to continue the tenancy).

- To respect the tenants privacy no internal photographs have been taken.

## THE PROPERTY

13 Downes Street is a handsome end of terrace Georgian town house in a very attractive location within the heart of the town. The building dates back to circa 1795 and has classic brick elevations. It is listed grade 2, of architectural or historic importance. The former town house/warehouse now comprises three apartments.

Flat 2 is situated on the first floor and enjoys views to the rear over the town to the surrounding hills, including the well known viewpoint of Colmers Hill. Character features typical of its age and type include high ceilings and sash windows. The apartment has electric night storage heating, fitted kitchen with electric oven and electric hob and a bathroom with an electric Mira shower.

The property will appeal to a whole range of buyers (see restrictions below).



## **OUTSIDE**

There are number of short/long stay Council car parks within the town centre with permits available (subject to charges).

## **SITUATION**

The property enjoys a very convenient and attractive location in the heart of the town centre, just off East Street. 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 stunning Jurassic Coast at West Bay is only a few miles to the south with a lovely harbor, bathing beaches and access to the wonderful coastline.

## **SERVICES**

Mains electricity, water and drainage. Electric night storage heating.

Broadband - Standard up to 20Mbps and Superfast up to 80Mbps.

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

## **TENURE/SERVICE CHARGE/RESTRICTIONS**

A balance of 999 year lease from 1987 with share of freehold. Residents' management company with a service charge payable as contribution for the upkeep of the building fabric, communal areas and building insurance (currently £80 per calendar month).

No holiday lettings allowed.

A copy of the lease is available through Stags.

## **VIEWINGS**

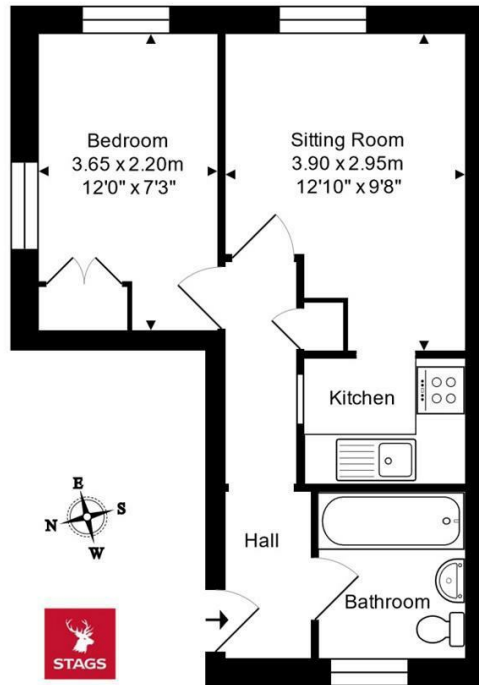
Strictly by appointment with Stags Bridport.

## **DIRECTIONS**

On foot from the Town Hall/Town Centre. Walk down East Street and take the 1st left into Downes Street, the building is found towards the end on the left.

## **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: 31.1 m<sup>2</sup> ... 335 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>		58	
(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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