



14 Brydian Court



# 14 Brydian Court

Barrack Street, Bridport, DT6 3LN

Town Centre 0.4 miles. Jurassic Coast/West Bay 2 miles.

A very well presented first floor flat with three double bedrooms, two bathrooms and secure underground parking, within a couple of minutes walk to amenities in Bridport Town centre.

- 3 Bedrooms
- Underground parking
- Beautifully presented
- Spacious accommodation nearly 1,000 sqft
- Council tax band E
- First floor apartment with lift
- No forward chain
- Wonderful outlooks
- Leasehold with share of freehold

Guide Price £375,000

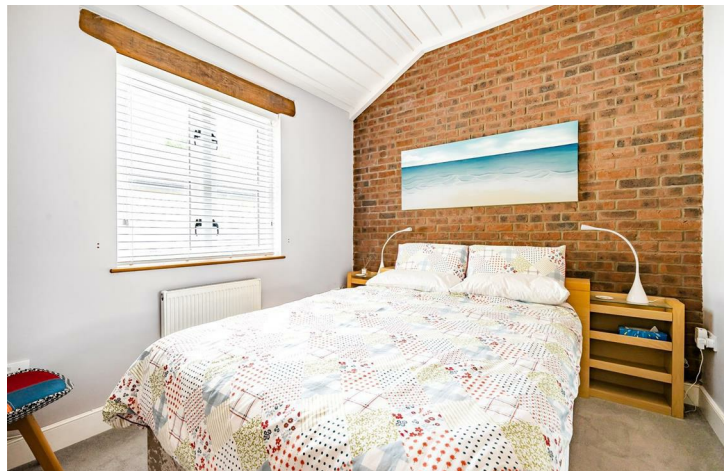
## DESCRIPTION

A very spacious and beautifully presented three bedroom apartment finished to a very high standard with wooden flooring and decorative ceiling beams. The property would make an ideal main home, or pied a terre for those wanting an easily maintained, secure property in a very central location complete with secure underground parking.

## ACCOMMODATION

The property is reached via a communal lift or by stairs to the first floor. The main windows are South facing and there is a glazed door onto a Juliette balcony which enjoys lovely outlooks across Bridport Town. An impressive sitting come dining room with exposed brick work and a pitch-clad ceiling, feature fireplace and Velux window over the dining area allowing light to flood in forms the living areas. A separate kitchen with shaker style units has been well designed with maximum storage in mind whilst the three double bedrooms are off the main hallway with a shower room servicing bedrooms 2 and 3, whilst the principle bedroom has an ensuite shower room with built in wardrobe. Also, bedroom 2 has a built in wardrobe.

Outside are beautifully maintained communal gardens for residents to enjoy. The driveway to Brydian Court provides some visitors parking and leads to the secure underground parking with remote control entry key. There is a private parking space for No.14 and in addition to this a private lockable store and electric charging point for cars/scooters.



## SERVICES and LEASE DETAILS

All mains services are connected. Modern Alpha gas-fired central boiler providing hot water and central heating to radiators throughout.

Balance of 999 year lease with share of freehold Lease start date 24th June 1999. Service charge £2,475.10 per annum (payable half-yearly). This covers regular gardening of communal grounds, window cleaning, buildings insurance, cleaning of communal areas. Ground rent £500 annually until 23rd June 2049 when it will increase to £1,000 per annum (a copy of the lease with full schedule is available to be viewed in our office in Bridport)  
Pets are allowed by approval with the management company Harrison, Lavers & Potburys in Sidmouth.

## SITUATION

Brydian Court occupies an elevated and peaceful position, just off Barrack Street, within a Conservation Area and just a short walk to Bridport town centre. Bridport offers many excellent facilities, including a twice weekly market, host of interesting shops, restaurants/cafes and businesses and leisure, including Bridport Art Centre, The Electric Palace and Bridport Leisure Centre. There is nearby access to Conegar Hill/The Millennium Walk.

The stunning World Heritage Jurassic Coast is very nearby at West Bay and Dorchester, the country town of Dorset, is within easy reach, with mainline services to London Waterloo. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB).

## DIRECTIONS

From our office in South Street, proceed in a Northerly direction passing Bucky do Square on your right hand side. Cross over the main road and head right along East Street. Just before the Olive Tree restaurant turn left onto Barrack Street. Follow the road to the end where you will find Bedford terrace on your left hand side, with a sign on your right to Port Bredy and Brydian Court. walk past the building of Port Bredy in front of you and Brydian Court is just behind.

## VIEWINGS

Strictly via the agent. The property has no forward chain.

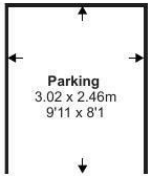
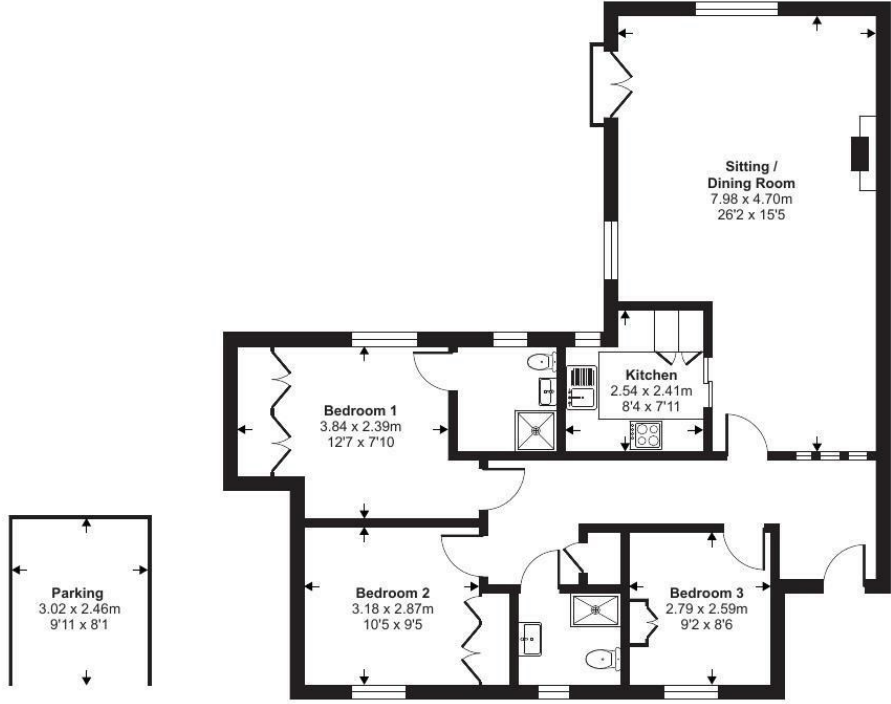
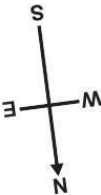
## RESIDENTIAL LETTINGS

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)



Approximate Area = 997 sq ft / 92.6 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1129124

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) A			
(81-91) B			
(69-80) C			
(54-68) D		62	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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