



19A South Street



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Bridport, DT6 3NR

Prime town centre location close to Bucky Doo Square.

A very attractive, new converted cottage in a tucked away central location on Bridport's picturesque South Street.

- Impressive cottage
- Completed to above average high standard
- Open plan kitchen/dining room
- Quality kitchen and bathroom fittings
- New 999 year lease
- Newly converted to high standard
- Double Bedroom
- Bright living room
- Spacious 505 sq ft
- Council Tax Band to be assessed

Guide Price £225,000

THE PROPERTY

A very attractive, newly converted, cottage forming part of a historic building within Bridport town centre. Believed to date back to the 1800s, the skilful conversion project has been completed to an exacting specification. The property offers light and spacious accommodation facing south. It would make an ideal full-time residence, second home, buy to let or holiday investment.

The impressive specification includes gas-fired central heating, uPVC small paned style windows, composite front door, well equipped kitchen with solid oak worktops, Bosch electric oven, gas hob, cooker hood and integrated fridge/freezer and integrated slimline dishwasher, plus integrated washer/drier, attractive bathroom with mains shower, part tiled part wood panelled style walling and illuminated mirror, energy efficient LED downlighters, brushed steel power points (many with USB points) light switches and TV aerial points and much more. The cottage is finished with fitted carpets and acoustic sound-proofed floors.



TENURE

New 999 year lease. A service charge will be payable to include a contribution towards buildings insurance – Details to be confirmed.

SITUATION

The property occupies a private tucked away setting just off South Street in the heart of the town. Bridport is a thriving and historic market town and holiday area. Extensive street markets are held twice weekly and the town has an excellent range of shopping facilities, recreational and social amenities and a popular leisure centre with swimming pool, Bridport Arts Centre and the Electric Palace, both very nearby. A particular feature of Bridport town is the large number of independent specialist shops which provide a unique atmosphere. The popular coastal harbour resort of West Bay is only a few miles to the south, on the stunning Jurassic Coast.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 18Mbps and Superfast up to 80Mbps. Mobile phone service providers available are O2 (likely) EE, Three, and Vodafone (all limited) for voice and data services inside, 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

Strictly by appointment with Stags Bridport.

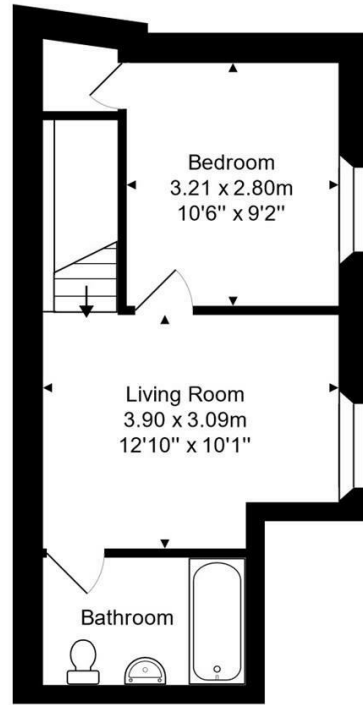
DIRECTIONS

The property is situated virtually opposite the Stags Bridport office.

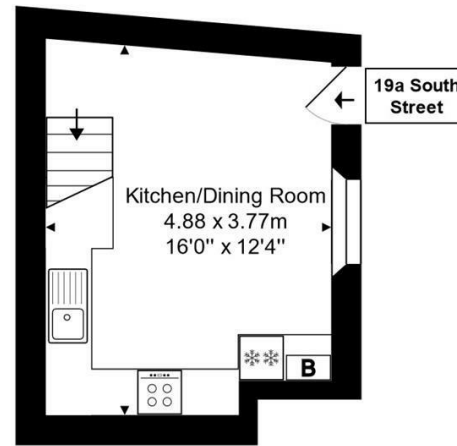
RESIDENTIAL LETTINGS

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





First Floor



Ground Floor



Area: 46.9 m² ... 505 ft²

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) A			
(81-91) B		80	86
(69-80) C			
(54-68) D			
(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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