



45 Rope Walks



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Bridport, Dorset DT6 3RH

Town centre location. West Bay/Jurassic Coast 2 miles.

A charming terraced, period stone, cottage in the heart of Bridport town centre.

- Attractive period Cottage
- 1 Bedroom
- Kitchen
- Great town centre location
- Freehold
- Town and country views
- living room
- Shower room
- Ideal investment/2nd home
- Council Tax Band A

Guide Price £150,000

THE PROPERTY

45 Rope Walks is a charming terraced, period stone, cottage enjoying a great town centre location. It is estimated to date back over 200 years and is listed Grade II of architectural or historic importance. The cottage has main walls of solid stone under a slate roof. Character features typical of its period include sash windows and picture rails. The accommodation faces principally west and enjoys views over the town to the surrounding countryside and to the well-known landmark of Colmers Hill. Features include electric convector heating (gas available) and a modern fitted kitchen with electric oven and hob and a modern shower room.

Offered on the market for the first time in many decades – viewing is highly recommended.



OUTSIDE

There are number of Council car parks nearby with long stay permits available.

Although there is no outside space, Borough Gardens is just around the corner.

SITUATION

Rope Walks is very conveniently located just behind South Street, within the heart of the town centre. It is within only a few minutes' walk of the Town Hall/Bucky Doo Square and Waitrose. Bridport is a thriving and historic market town with an excellent range of shopping and business facilities together with a twice weekly market. The town centre is designated as a Conservation Area and the immediate locality has been designated an Area of Outstanding Natural Beauty (AONB). There is easy access to the nearby water meadows, open countryside and Borough Gardens. The coastal and harbour resort of West Bay is only about 2 miles to the south with an attractive harbour, bathing beaches and access to the stunning World Heritage Jurassic Coastline. Dorchester, the county town of Dorset, is about 16 miles to the east with a mainline rail service to London.

SERVICE

Mains electricity, water and drainage. Electric convector heaters. Mains gas available nearby

VIEWINGS

Strictly by appointment with Stags Bridport.

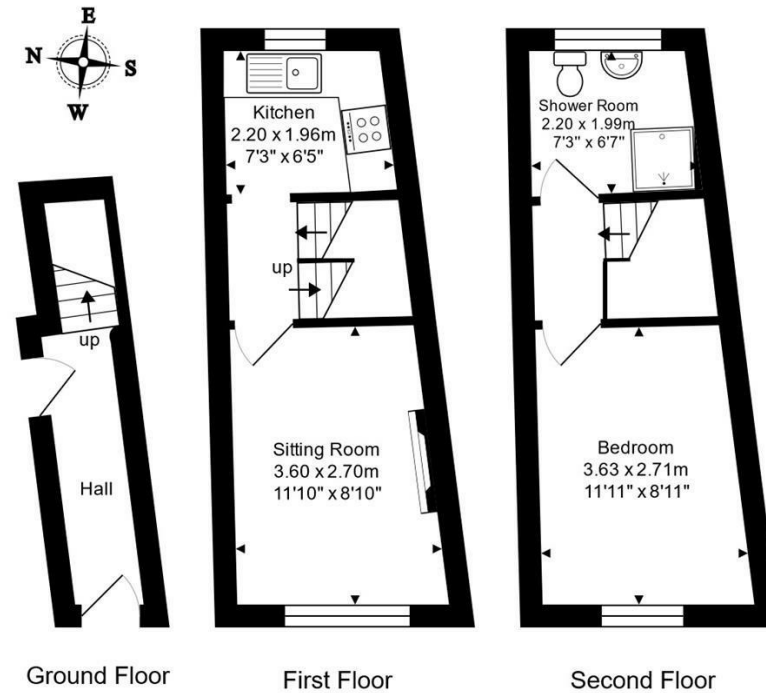
DIRECTIONS

From Stags' Bridport, South Street office, walk down the street and after short distance turn right into Gundry Lane. After only a few hundred yards Rope Walks is on the right.

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





Total Area: 39.5 m² ... 425 ft²
 Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(54-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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