



Flat 2, 8A Barrack Street





# Flat 2, 8A Barrack

Bridport, Dorset DT6 3LY

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

First floor apartment in a very convenient town centre position.

- First floor apartment
- Convenient town centre position
- Double bedroom
- Living/dining room
- Kitchen/breakfast room
- En-suite shower room
- Character features
- Ideal buy to let/first time buyer
- 99 year lease from 2001
- Council Tax Band A

Guide Price £125,000

## THE PROPERTY

8A Barrack Street is a fine and substantial double-fronted Georgian town house, in a favoured position close to the town centre. The building dates back to the 18th century, and has classic stucco front elevations. It is listed grade 2, of architectural or historic importance. The building has been converted into four apartments and a shop.

Flat 2 is located on the first floor and benefits from upgrading. Modern amenities include electric heating, modern fitted kitchen with electric ceramic halogen hob, electric oven plus plumbing for washing machine and a modern en-suite shower room with walk-in shower incorporating mains shower.

The accommodation is well proportioned and character features include high ceilings, sash windows, window seats and a colour-washed exposed brick wall within the living room.

The property will appeal to a whole range of buyers (see restrictions below). No chain.



## OUTSIDE

Residents' parking permits are available in Barrack Street and there is a long stay Council car park at East Street with, again, permits (both subject to charges).

## SITUATION

The property enjoys a prime location within the town centre and within only a few minutes' walk of the shops and amenities. Barrack Street is a very popular and well established no-through road just off East Street, largely made up of period houses.

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 wonderful coast at West Bay is only a few miles to the south with a lovely harbour, bathing beaches and access to the stunning Jurassic Coastline.

## SERVICES

Mains electricity, water and drainage. Electric heating (Economy 7). Broadband - Standard up to 21Mbps and Superfast up to 80Mbps. Mobile phone service providers available are EE, Three, O2 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/GROUND RENT/RESTRICTIONS

Balance of 99-year lease from 2001. Service charge TBC and ground rent £125 pa . No holiday lettings allowed. Pets by consent.

## VIEWINGS

Strictly by appointment with Stags

## DIRECTIONS

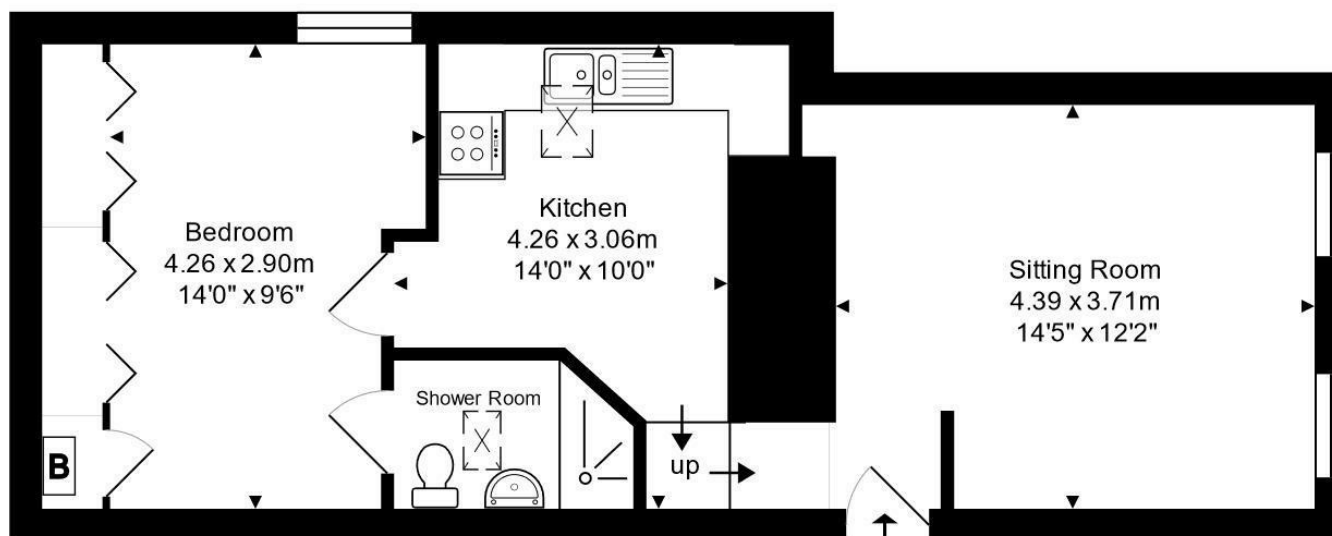
On foot from the town centre, walk down East Street and turn left by Central News/The Olive Tree into Barrack Street. The property is seen after a short distance on the right.

## 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 01380 428001 or via email at [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk).







Total Area: 44.7 m<sup>2</sup> ... 481 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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(34-48) <b>D</b>		
(19-33) <b>E</b>		
(7-18) <b>F</b>		
(1-6) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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