



The Old Smokery



# The Old Smokery

, 5 Crewkerne Place, Bridport, DT6 3PZ

Town Centre location. West Bay 2 miles. Lyme Regis 11 miles.

A very attractive and well appointed semi-detached new cottage with parking, in the heart of the town centre.

- Attractive new cottage style home
- Very high specification
- Large open plan living/dining room/kitchen
- Allocated adjoining parking space
- Highly desirable unique scheme
- Private tucked away setting
- 2 Bedrooms
- Courtyard garden and brick store room/kitchen
- Pedestrian access to South Street
- Freehold. Council Tax Band TBC. EPC C.

Guide Price £287,500

## THE PROPERTY

The Old Smokery is a very attractive and exclusive courtyard development of just four cottage style quality homes (2 new build and 2 converted from a former barn) by the well-respected developers Oakcourt Ltd. The cottage style quality properties have been very carefully designed/converted in keeping with the Conservation Area, with colour-washed render or brick elevations.

The homes have been completed to a very high specification and excellent attention to detail, with high energy efficiency/low running costs.

The impressive features include gas-fired central heating (underfloor to ground floor), sealed unit windows, well equipped kitchen (by award winning Kitchen Elegance of Poole) with comprehensive units and appliances – electric oven, electric ceramic hob, cooker hood, integrated fridge/freezer and dishwasher – attractive cloakroom and bathroom fittings including a mains shower, downlighters to principal rooms, ceramic tiling to the ground floor plus bathroom and fitted carpets to the first floor, together with built-in wardrobe to bedroom 2.

All of the cottages enjoy a sunny south-facing front aspect and will be sold with a 10-year structural warranty commencing from June 2023 and the rare benefit of a parking space.



Briefly, the accommodation extends to:

Ground floor - Large open plan through living/dining/kitchen, cloakroom  
First floor - Landing, two bedrooms, bathroom

The properties would be equally ideal as a main home, second home, buy to let or holiday letting investment – The perfect 'lock-up and leave'.

## OUTSIDE

Allocated adjoining parking space. and brick store

Walled private courtyard.

## SITUATION

The cottages enjoy a very special and convenient town centre location. It is tucked away and peaceful, yet within the heart of the town with direct private pedestrian access onto South Street.

Bridport is a charming and historic market town famed for its wide Georgian streets. There is an excellent range of independent shops and thriving arts centre, electric palace and galleries. Bridport is also well known for its food culture. The bustling street market is held every Wednesday and Saturday. It offers many excellent community facilities and Asker Meadows is nearby, providing attractive riverside walks. West Bay is also within easy reach with its lovely harbour, attractive beaches and the beautiful World Heritage Jurassic Coast.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps 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).

## VIEWINGS

Strictly by appointment through the sole agents, Stags Bridport.

## DIRECTIONS

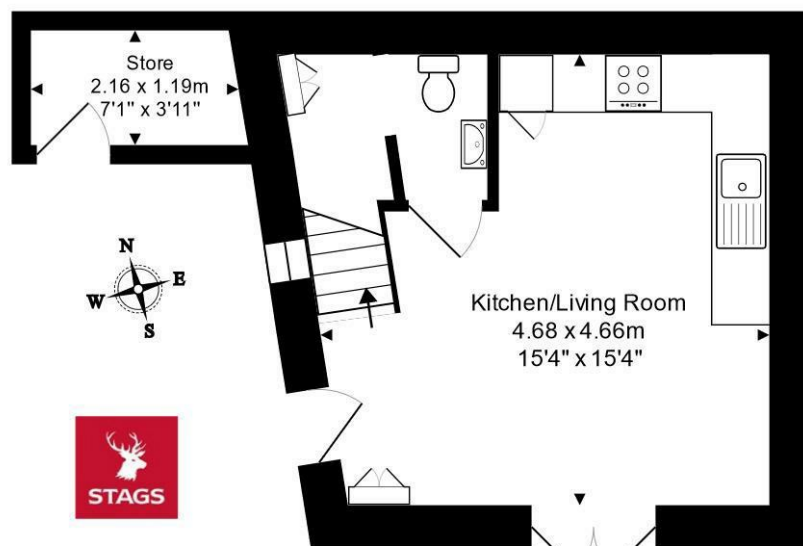
(On foot) - From Stags Bridport South Street office, go directly across the road and walk up the passageway between the former laundrette and Porter Dodson.

(By car – Please note, vehicular access down Crewkerne place is quite narrow with a sharp righthand bend) – Again, from Stags Bridport office, turn virtually opposite into Folly Mill Lane and take the 1st available left into Chancery Lane. Take the 1st left down Crewkerne Place which gives access to The Old Smokery.

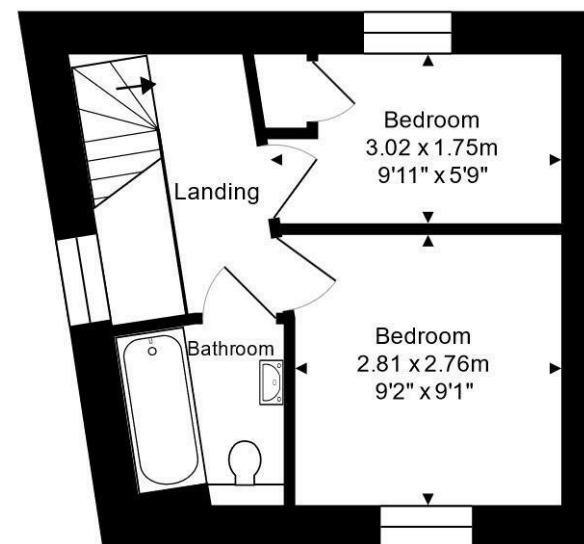
## RESIDENTIAL LETTINGS

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)





Ground Floor



First Floor

Total Area: 44.4 m<sup>2</sup> ... 478 ft<sup>2</sup> (excluding store)

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>                          |         | 100       |
| (61-81) <b>B</b>                            |         |           |
| (49-60) <b>C</b>                            | 77      |           |
| (34-48) <b>D</b>                            |         |           |
| (29-33) <b>E</b>                            |         |           |
| (21-28) <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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