



89, East Street





# 89, East Street

Bridport, DT6 3LB

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

A charming and spacious terraced cottage with large gardens in the heart of the town

- Attractive period cottage/town house
- 2 Double bedrooms plus attic room/occasional 3rd bedroom
- Character features
- Outside utility and store
- Great town location
- Spacious 932sqft house
- 2 Reception rooms
- Newly redecorated
- 130ft long rear garden
- Freehold. Council Tax Band B

Guide Price £250,000

## THE PROPERTY

89 East Street is a very attractive period, terraced, cottage/town house with large rear gardens in the heart of the town. The property is believed to date back to the early/mid-19th century and is listed grade 2, of architectural or historic importance, having brick-faced front elevations. Under the current ownership since 2003, recent improvements include replacement of the timber sash windows, part upgrading of the kitchen and internal redecoration.

The accommodation is well presented and well proportioned with character features including panelled doors, fireplaces (the two ground floor gas fires are currently not operational and require servicing), painted wide floorboards to the first floor and vaulted beamed ceilings to the attic room. There is potential for a proper second floor room subject to the usual consents .

Briefly, the accommodation extends to:

Ground floor - Recessed entrance, reception hall with under-stairs cupboard, living room, dining room, kitchen

First floor - 2 Double bedrooms, bathroom

Second floor - Attic/playroom/occasional 3rd bedroom (via pull-down ladder and with restricted sloping ceilings) not a habitable room as not complying with Building/Fire Regulations

A further special selling feature of the property is the very long rear garden.



## OUTSIDE

There is on-street parking, subject to availability (residents' permit available) and very nearby is a very large long stay Council car park (annual permits available).

Immediately to the rear is a utility/store with plumbing for washing machine and store/former WC.

Extensive long and well stocked gardens offering improvement potential.

## SITUATION

The property enjoys a prime location within the heart of the town and only a few minutes' walk to the shops and amenities. East Street is a very well established and popular road and within an area largely made up of period houses and cottages. Bridport is a thriving, historic, market town well known for its wide streets. There are excellent shopping and business facilities, an Arts Centre, Electric Palace/Cinema and leisure centre together with a popular twice weekly street market. The immediate locality is a conservation area and within an Area of Outstanding Natural Beauty (AONB), with easy access onto the nearby River Meadows. The beautiful Jurassic Coast at West Bay is also close by, with lovely harbour, bathing beaches and stunning clifftop walks.

## SERVICES

All mains services connected. Gas-fired water heater.

Broadband - Standard up to 1Mbps and Ultrafast up to 1000Mbps.

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 with Stags Bridport.

## DIRECTIONS

From Stags' South Street Bridport office, proceed to the Town Hall and turn right onto East Street. On passing The Olive Tree restaurant, the property is a few hundred yards further on the left.



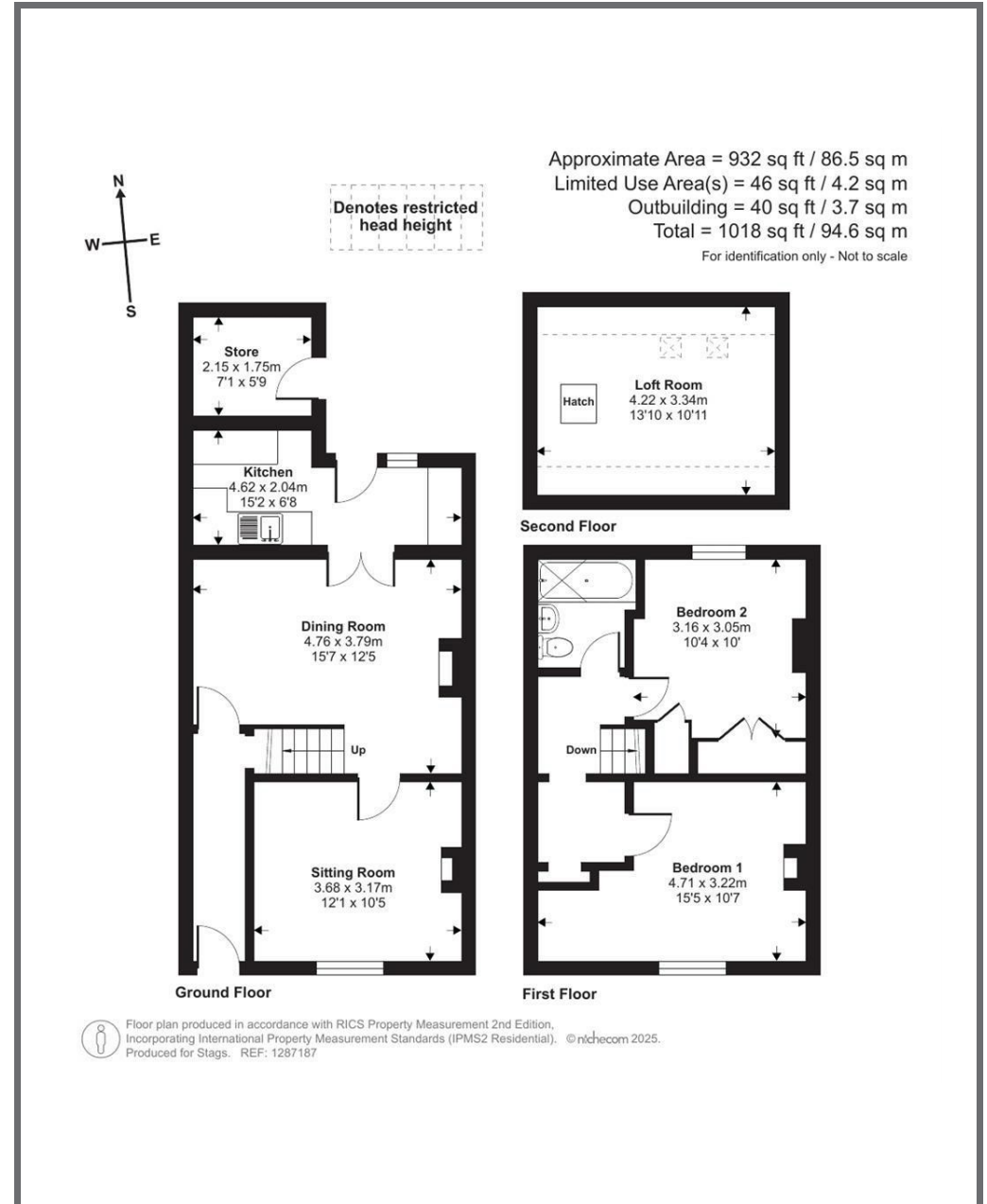


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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