



87, South Street



87, South Street

, Bridport, Dorset DT6 3NZ

Bridport Town Centre. West Bay 2 miles. Dorchester 16 miles.

A charming period cottage in the sought after picturesque South Street within the heart of the town

- Charming period cottage
- 3 Bedrooms, 2 bathrooms (1 en-suite)
- Wealth of character features
- Separate delightful walled garden with summerhouse/studio
- One of the most popular locations in the town
- Spacious 1,144sqft
- 2 Reception
- Well presented
- Church and country views
- Freehold. Council Tax Band C

Guide Price £435,000

THE PROPERTY

87 South Street is a charming and deceptively spacious terraced period cottage, occupying a picturesque setting within South Street and close to all amenities. It is understood to date back to the 19th century, being built of solid stone/brick and is listed grade 2, of architectural or historic importance.

The attractive accommodation enjoys a pleasant outlook to the front over South Street, the church and distant countryside, whilst to the rear, over the back of the town to the hills. The wealth of character features include flagstone flooring, wood panelling, fireplaces, picture rails, wide exposed floorboards, dado rails, panelled doors and period cupboards/wardrobes.

The many excellent facilities include gas-fired central heating, wood burner to the living room, solid oak kitchen units plus oak worktops and electric Aga, solid engineered oak flooring to the living room and modern en-suite bathroom/separate shower room.

A further feature is the delightful separate walled secret garden with summerhouse/studio.



OUTSIDE

There is a residents' parking scheme for South Street and a number of Council car parks within the town centre with annual permits available.

The cottage is approached through a passageway paired with the adjoining and rear cottages.

Immediately by the kitchen door is a very small area with space for a few chairs.

The cottage has a pedestrian right of way past the neighbouring cottages down to its own delightful secret garden which is attractively laid out and well planted, featuring raised beds, cobbled areas, mature plum tree and a very useful brick and concrete block summerhouse/studio with rear shed. There is also a water butt. From the garden there are views to the church tower.

SITUATION

The cottage occupies a prime and sought after position within picturesque South Street and opposite the church, with all the excellent amenities only a few minutes away. Bridport is a very historic market town offering an excellent range of shopping, business and leisure facilities. It is famed for its wide streets and the hugely popular twice-weekly street market. The River Meadows, with attractive walks, Morrisons supermarket and Bridport Leisure Centre are all within easy reach. West Bay with its attractive harbour, bathing beaches and access to the beautiful World Heritage Jurassic Coast is just a few miles away. The larger centres of Dorchester and Weymouth are within some 20-30 minutes' drive with mainline rail services to London.

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).

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

AGENT'S NOTE

A small part of the cottage is subject to a flying freehold over the neighbouring property, 87A.

VIEWINGS

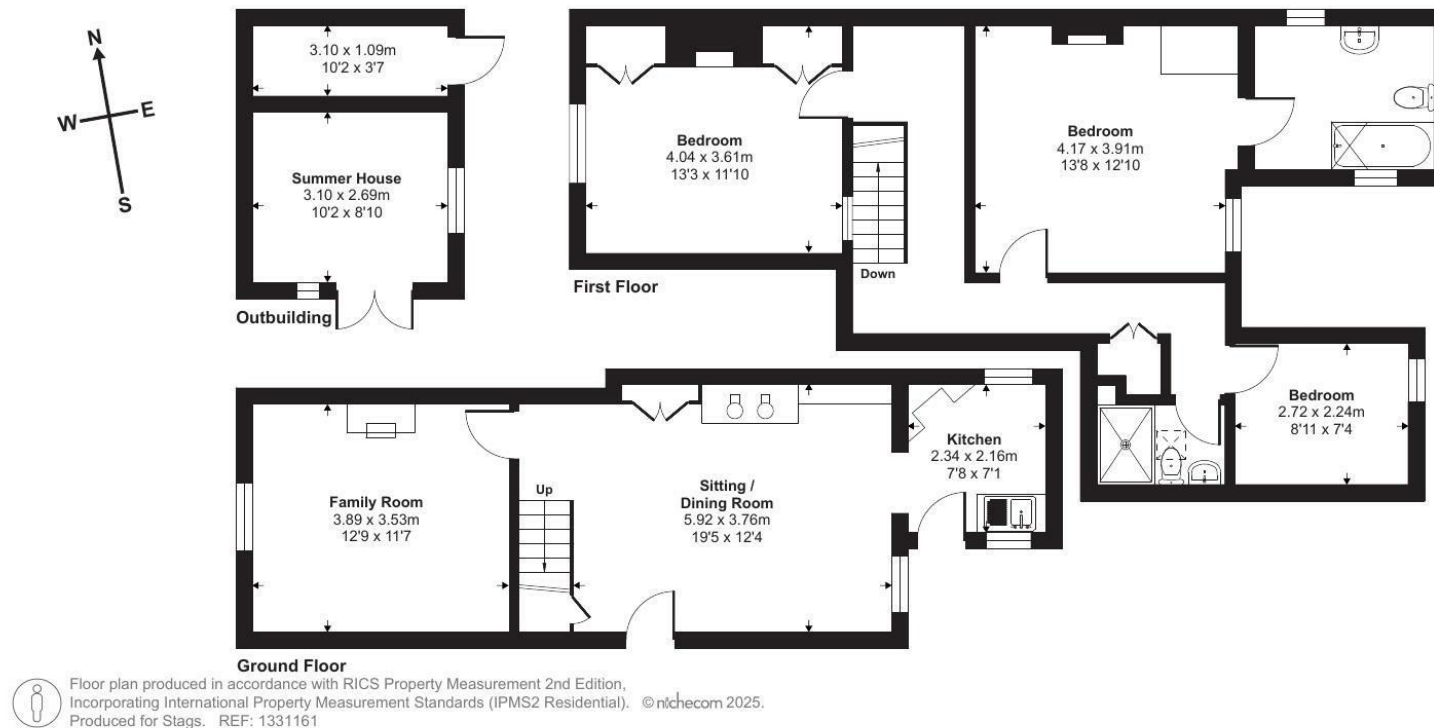
Strictly by appointment with Stags Bridport.

DIRECTIONS

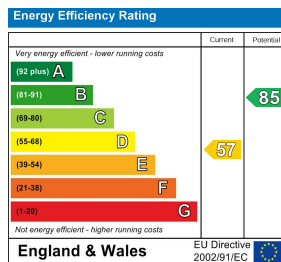
From our Bridport office proceed down South Street and the cottage will be seen on the left, opposite the church.



Approximate Area = 1144 sq ft / 106.2 sq m
 Outbuilding = 128 sq ft / 11.8 sq m
 Total = 1272 sq ft / 118 sq m
 For identification only - Not to scale



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.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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