



122, St. Andrews Road



# 122, St. Andrews Road

Bridport, Dorset DT6 3BN

Charming two bed cottage with pretty rear garden and period features. Grade II listed.

- Grade II listed
- Two bedrooms
- Bathroom and downstairs WC
- Enclosed rear garden
- On street parking
- Kitchen, sitting room, utility/wc
- Freehold
- Council tax band B
- No onward chain

Guide Price £275,000

## THE PROPERTY

Deserving of its Grade II listed status, this charming cottage has retain it's period features such as a fireplace, window seat, flagstone flooring and exposed floorboards. The ground floor consists of a spacious sitting room with fireplace, which has the potential for a wood burning stove, a pretty window seat and deep skirting boards. The kitchen benefits from a breakfast bar, a small dishwasher, and fitted units with a butler sink under the rear window looking out to the garden. There is a useful utility room with WC and plumbing for a washing machine.

Upstairs is a spacious double bedroom with exposed original floorboards and a single bedroom with exposed floorboards and a bathroom with a bath, WC and basin, with shower over the bath. There is a velux style window in the loft space with potential for a third bedroom.



## OUTSIDE

There is a cottage garden at the rear of the property which is completely fenced with a useful pedestrian gate at the rear. The garden has a terrace directly outside the back door, ideal for a table and chairs leading to a lawned area with flower beds.

## SITUATION

St Andrews Road is positioned within a Conservation Area close to the vibrant Bridport town centre with its twice weekly market, a host of interesting shops, restaurants/cafes, businesses, in addition to primary and secondary schools within easy walking distance. The stunning World Heritage Jurassic Coast is just a short drive away and the town is popular with holidaymakers and locals alike. Further afield, the county town of Dorchester and the Regency resort of Lyme Regis are both within easy reach.

## SERVICES

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).

Mains water, drainage, Electric. Standard Brick construction under a tiled roof.

## VIEWINGS

Strictly via the selling agent Stags

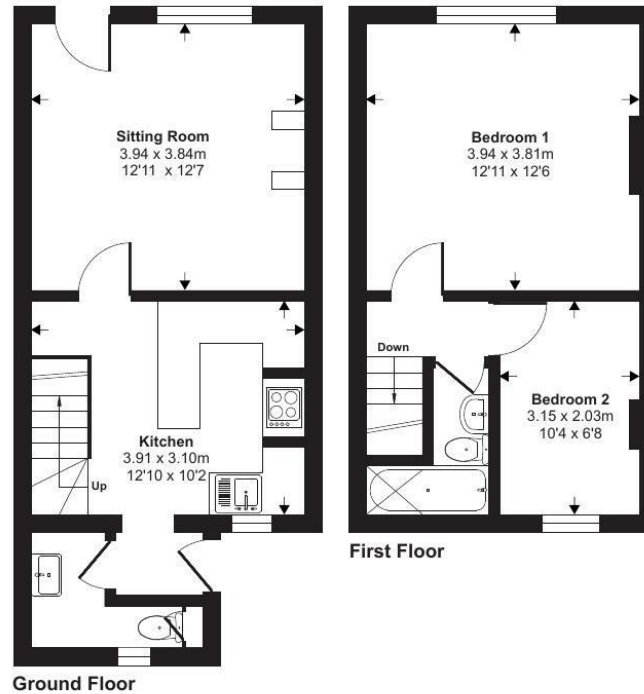
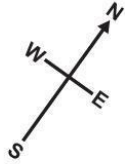
## DIRECTIONS

From Bridport Town centre, follow the A3066 Sea Road North towards Co-Op, taking the left hand turning just before you reach the Co-op. then turn immediately right into St Andrew's Road where the property will be found on your right hand side.



Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Stags. REF: 1181205

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