

Symonds
& Sampson

Flat 6

Folly Mill Lodge, South Street, Bridport, Dorset

Flat 6

Folly Mill Lodge
South Street
Bridport
Dorset DT6 3QS

Age-restricted one bedroom ground floor apartment within a short level walk to the town centre and Waitrose supermarket.



- Town centre location
- Communal sitting room
- Ground floor level access to shared facilities
 - Residents parking
 - No onward chain

Guide Price **£99,500**

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Folly Mill Lodge offers the perfect solution to independent living in retirement. The building is centrally located within walking distance of all the town's amenities and includes the use of a communal sitting room, outside terrace, laundry, bookable guest suite and residents parking. The security of the complex is taken very seriously, with access to the public through a telephone security entrance system, plus a Lodge Manager who mans the complex on a five day basis.

Number six Folly Mill Lodge is a one bedroom ground floor apartment to the rear of the complex, with rooms leading from a central hallway. The living room benefits from a coal effect electric fire as a focal point and space for a small dining table at one end. To one side there is a well equipped kitchen with integral appliances that include a ceramic hob and eye-level electric oven, plus plenty of base and wall mounted cupboards. The spacious bedroom has a large mirrored wardrobe. A separate, fully tiled shower room is equipped with a double size walk-in shower, wash basin, WC and heated towel rail. There is also a useful airing cupboard, which houses the boiler.

OUTSIDE

The lodge benefits from well-tended outside areas, with planting and a communal terrace, plus residents parking.

SITUATION

The property sits right in the heart of Bridport, a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area.

DIRECTIONS

What3words:///stated.after.slack

SERVICES

Mains water, drainage and electricity. Electric heating.
Broadband - Superfast speed is available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: C

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax band: B

MATERIAL INFORMATION

Property management company: Churchill Estate Management
Lease - 125 year from April 2002
Service charge - £3,012.44 per year
Ground rent - £866.20 per year
Age requirement - residents need to be no less than 55 years of age.
There is free wifi in the guest suite and an additional bonus is that residents can use guest suites in other Churchill managed properties around the country.



Energy Efficiency Rating		
Energy efficient - lower energy costs	Current	Target
Very good A 92-100		
Good B 82-91		
Fair C 69-81		
Below average D 55-68		
Poor E 45-54		
Very poor F 35-44		
Unacceptable G 2-34		
England & Wales		
EU Directive 2002/91/EC		

South Street, Bridport

Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1397468



BRI/SA/119062026REV



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT