



Symonds
& Sampson

63 South Street
Bridport, Dorset

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Bridport
Dorset DT6 3NZ

A charming Grade II Listed town centre cottage with a delightful rear garden and useful home office/utility room, situated in the heart of Bridport town centre.



- Grade II Listed town centre two bedroom cottage
 - Pretty rear garden
 - Useful home office/utility room
 - No onward chain



Guide Price **£245,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This charming two bedroom cottage boasts many features one would expect of a house of this period, including feature fireplaces, window seats and cottage doors. It has been a well loved home for many years, and now requires some modernisation but there is the potential to create a charming home in the centre of Bridport, with a delightful private rear garden.

ACCOMMODATION

The entrance to the cottage is accessed by a front door into an alleyway, shared with the neighbouring cottage only, providing access to the house and gardens. The bright and spacious living room is situated to the front, with a beamed ceiling, a large fireplace equipped with an electric stove, a window seat and under stairs storage. The kitchen is to the rear, and is fitted with a range of wall and base units with space for necessary appliances and a stable door onto the rear garden. Beyond the kitchen there is a large modern family bathroom.

Stairs rise to the first floor, with the principal bedroom at the front with built-in wardrobes and a feature fireplace. Further stairs rise to the second bedroom, which enjoys lovely views towards Bothen Hill.

OUTSIDE

A further feature of this property is the delightful rear garden, which has a useful utility room with space and plumbing for a washing machine. This room could be utilised in a number of ways, including as a home office, utility room or studio/therapy room if required. A patio seating area adjoins the property, with mature planting and hedges and a large shed to the rear. A side gate provides rear access into the alleyway. There is on street parking on South Street, with resident parking permits available.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good indoors and out.
Dorset Council: 01305 251010.
Council Tax Band: B.

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. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

MATERIAL INFORMATION

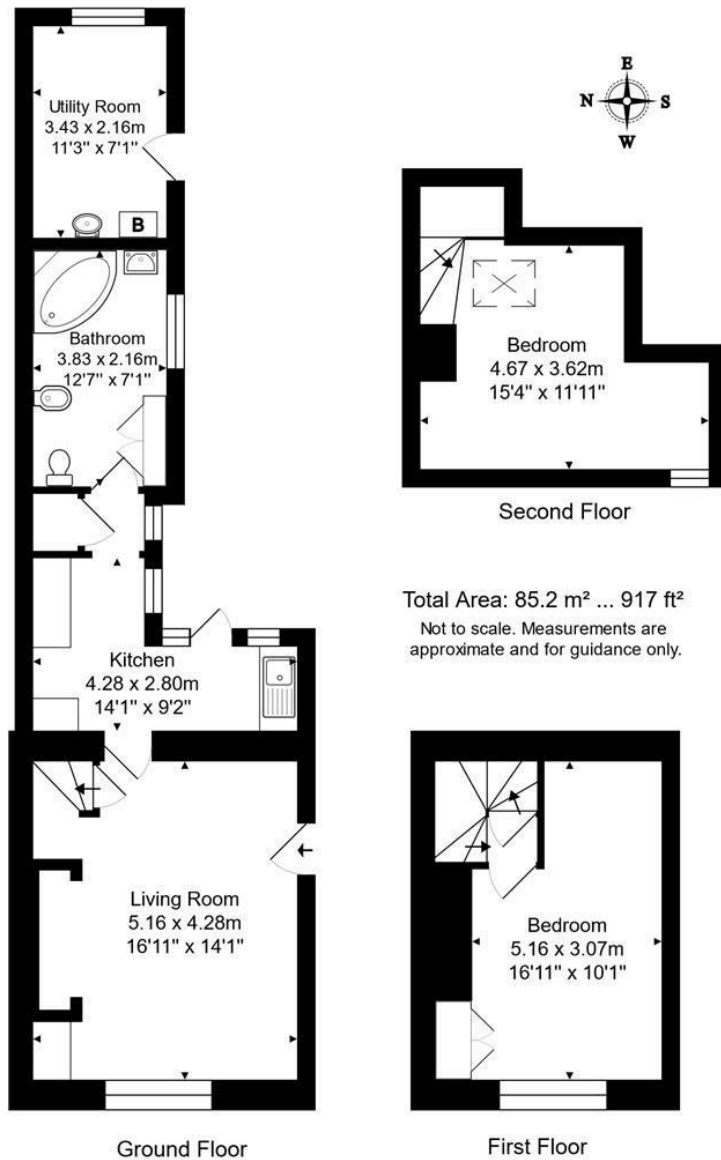
Please note that the property is located next door to licensed premises "The Woodman Inn" and it is important to inform your lender of the location, or speak to our Independent Mortgage Advisor who can assist with exploring suitable mortgage options.

DIRECTIONS

What3Words///eclipses.plodding.yours



Energy Efficiency Rating		
Energy Efficiency Class	Current	Potential
A		
B		
C		
D		
E		
F		
G		
<small>Energy Efficiency Class Legend</small> <small>England & Wales</small>		



Bridport/IRU/11032026REV



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