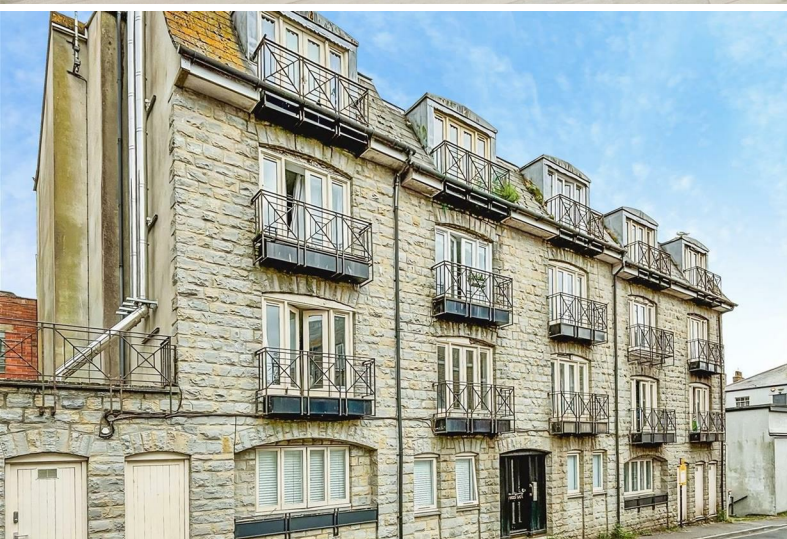


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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



10 Wykes Gate Downes Street, Bridport, Dorset, DT6 3JR

Guide Price £70,000



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Guide Price £70,000

A well-presented studio apartment offering an excellent investment opportunity, situated centrally for Bridport town and its amenities. Featuring open-plan living, a modern fitted kitchen, Juliet balcony and private storage cupboard. Council Tax Band:A EPC: C (69)



Property Details

- Studio Apartment
- Refurbished under the current ownership
- Investment opportunity
- Modern Kitchen with breakfast bar
- Central Bridport town location
- Tenant in Situ

A well-presented studio apartment offering an excellent investment opportunity, conveniently positioned for access to the town and its amenities.

Under the current ownership, the property was refurbished to include a new kitchen, new water cylinder, redecoration throughout and new flooring, creating a fresh and modern living environment.

The accommodation features an open-plan living room and kitchen, with magnolia-painted walls, grey wood-effect laminate flooring and double doors opening onto a Juliet balcony. The modern kitchen is fitted with grey units and marble-effect worktops, together with an integrated oven, ceramic hob and extractor above. There is also space for a small washing machine.

The bathroom comprises a white suite with bath, wall-mounted shower, pedestal wash hand basin and WC. An airing cupboard situated just outside the bathroom provides useful additional storage and houses the hot water cylinder.

A private storage cupboard for the apartment is located on the ground floor.

There is no allocated parking with the property, although on-street parking and local car park permits are available from the Council, subject to availability.

The property is offered for sale as an investment opportunity with a tenant in situ, currently paying £650 per calendar month on an Assured Periodic Tenancy. This provides an immediate rental income for the purchaser, subject to the terms of the existing tenancy.

Overall, the property offers well-presented accommodation,

useful storage and a Juliet balcony, together with the benefit of an existing rental income.

SITUATION
Wykes Gate is conveniently positioned close to the centre of the thriving market town of Bridport, well known for its welcoming community, creative atmosphere, and excellent selection of independent shops, cafés, and restaurants. The town offers a wide range of amenities including a post office, arts centre, theatre, leisure centre, library, cinema, and museum, along with its popular twice-weekly markets.

There are regular bus services to nearby towns including Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth, making the area well connected.

Just a short distance to the south lies West Bay, a charming fishing harbour set along the renowned Jurassic Coast, celebrated for its dramatic cliffs, beaches, and scenic coastal walks.

PROPERTY TENURE
Leasehold
125 years from 1988
Service charge: £119.00 Per Month
Ground Rent: £90 Per Year

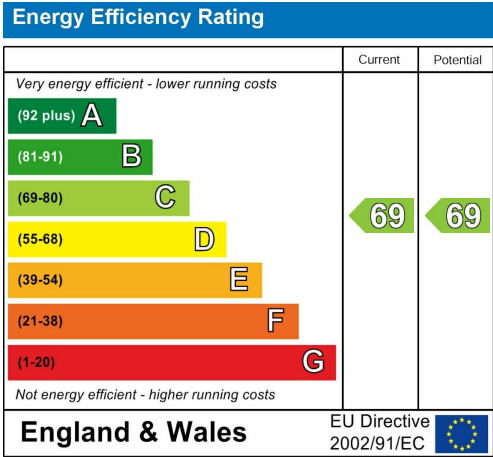
INFORMATION
Heating Type: Mains Gas heating from communal boilers.
Gas Bill is issued quarterly from management company.

Construction Type: Conventional.

Broadband: Superfast Available (Ofcom Data)
Mobile phone coverage: Network coverage is generally available on most networks, please refer to Ofcom website.
Flood risk: Very low based on date from gov.uk website

SERVICES
Mains electricity, gas, water and drainage.
Council Tax Band: A (Dorset Council)
EPC: C (69)

VIEWINGS
Strictly by appointment only with Vicary & Co



Wykes Gate, Downes Street, Bridport, DT6 3JR



Floor Plan

Total floor area: 24.9 sq.m. (268 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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