

Symonds  
& Sampson



# Flat 2, Port Bredy

Barrack Street, Bridport, Dorset

# Flat 2, Port Bredy

Barrack Street  
Bridport  
Dorset  
DT6 3PT

A well-presented two bedroom ground floor apartment with off street parking, moments away from Bridport town centre.



- Popular location close to Bridport town
- Charming Grade II Listed apartment
  - Allocated parking
  - Communal gardens

Guide Price **£335,000**

Leasehold - Share of Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE DWELLING

An immaculately presented two-bedroom ground floor apartment, situated in the history rich Grade II listed building that is Port Bredy. Believed to have been built in 1836, Port Bredy has lived many lives having been used as a workhouse, then a hospital before being converted for residential use in 1999.

## ACCOMMODATION

The apartment is well proportioned with the accommodation arranged around a central hallway with its own private entrance. The character rich accommodation has a comfortable and spacious feel with partially vaulted ceilings and large Georgian-style windows. The sitting room, a particularly nice room, has exposed brickwork and oak flooring as well as boasting a double aspect. This room has space to accommodate a sitting area to one side and a dining area to the other. The kitchen is fitted with a variety of floor and wall mounted units with a tiled splashback. Integrated appliances include a gas hob with extractor over, an eye level double oven and a dishwasher. There is space for white goods.

The shower room is partly tiled and fitted with a white suite comprising a W/C, pedestal wash hand basin, heated towel rail and shower unit. The two bedrooms are both good sized double rooms with fitted cupboards, however

the principal bedroom is an especially impressive room, being generous in size with high ceilings and Georgian style windows. The main bedroom further benefits from an en-suite bathroom with bath, pedestal wash hand basin, W/C and heated towel rail.

## OUTSIDE

Externally there is a parking space which can be found immediately outside the front door. There are well-kept communal gardens.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is good both indoors and out. (<https://www.ofcom.org.uk>)

Dorset Council Tel: 01305 251010.

Council Tax Band E.

EPC: TBC.

## SITUATION

The property lies in an elevated position just off the main street of Bridport. Bridport is 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 a variety of independent shops,

supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

## MATERIAL INFORMATION

We have been advised that the lease is 999 years starting on 24 June 1999.

There is a service charge of £1,558.90 every 6 months.

There is no ground rent payable and therefore no provision for increase.

Pets are allowed with approval from management company – Harrison, Lavers & Potburys in Sidmouth.

Long term letting is permitted.

## DIRECTIONS

What3Words///announced.copying.trendy

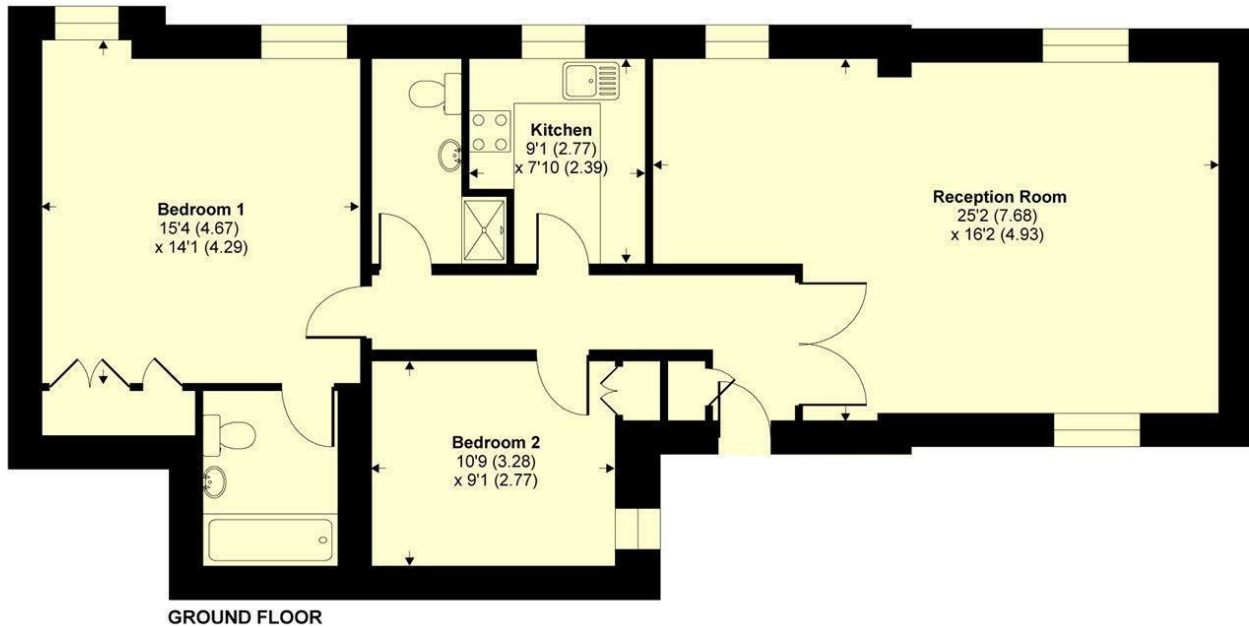




# Port Bredy, Barrack Street, Bridport, Dorset, DT6

APPROX. GROSS INTERNAL FLOOR AREA 966 SQ FT 89.7 SQ METRES

| Energy Efficiency Rating                    |         |      |
|---------------------------------------------|---------|------|
| Energy efficient - lower running costs      | Current | Best |
| A                                           |         |      |
| B                                           |         |      |
| C                                           |         |      |
| D                                           |         |      |
| E                                           |         |      |
| F                                           |         |      |
| G                                           |         |      |
| For energy efficient - higher running costs |         |      |
| England & Wales                             |         |      |
| 2020/11/15                                  |         |      |



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Symonds & Sampson and no guarantee as to their operating ability or their efficiency can be given.

Copyright nichecom.co.uk 2011 Produced for Symonds & Sampson REF : 202529



Bri/DME/13052026REV



01308 422092

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



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

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.