



14 South Mill Lane

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, Bridport,, DT6 3PN

Charming period cottage in the heart of Bridport with fantastic views of countryside.

- Stunning views
- Central location with rural outlook
- Two bedrooms
- Garden
- Grade II Listed
- Period cottage
- Freehold
- Council tax band A.

Guide Price £265,000

THE PROPERTY

Set in the most lovely part of Bridport with fantastic views over countryside and the hills in the distance. You are stone's throw from South Street and the shops in the town yet tucked away in an idyllic position with a river walk on the doorstep. The property itself is a charming grade II listed cottage arranged over three floors. It has been gently modernised over the years, whilst maintaining it's integrity and character. There is no parking with the property, but it is possible to purchase a permit for South Street car park which is a short walk from the property. There is an enclosed rear garden with a useful brick store.



SITUATION

The property enjoys a very convenient and private setting in the heart of the town centre, just off South Street. Bridport is a thriving and historic market town known for its wide streets, the excellent, shopping, business and leisure facilities, arts centre, leisure centre and a popular twice weekly street market. The stunning Jurassic Coast of West Bay is only a few miles to the south, with a lovely harbour, bathing beaches and access to the wonderful coastline.

SERVICES

Broadband - Standard up to 18Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three (limited inside), 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 gas, electricity, drainage, water. Stone construction under a tiled roof built in 1880. .

Gas combi-boiler was replaced in 2020.

Grade II listed property. The property is set much higher than the river and has not suffered flooding.

VIEWINGS

Please contact Stags Bridport to arrange an accompanied viewing.

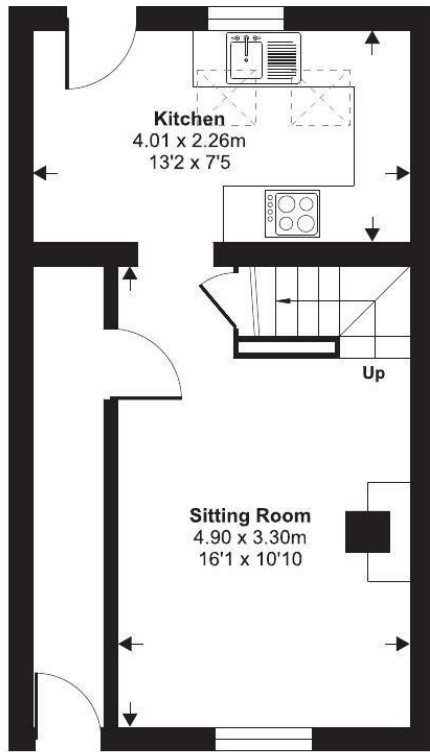
DIRECTIONS

On foot only. Proceed to South Street turning left onto Folly Mill Lane just before the Electric Palace, Follow the lane all the way along onto Church Street and you will meet the path along the river to South Mill Lane where the property will be found a short way along on your right hand side.

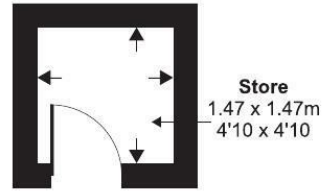
RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01380 428001 or via email at rentals.bridport@stags.co.uk.





Ground Floor

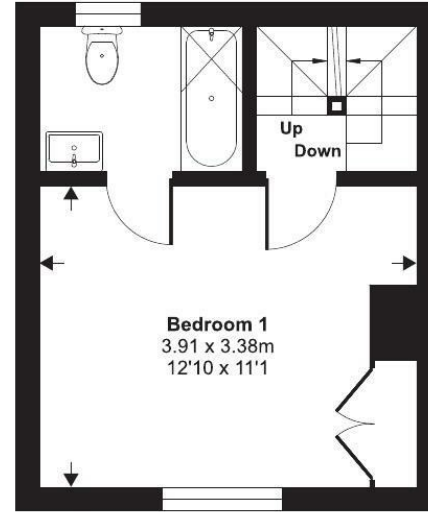


Store
1.47 x 1.47m
4'10 x 4'10

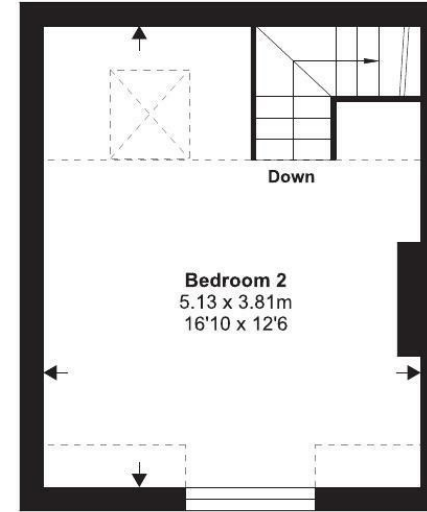


Approximate Area = 688 sq ft / 64 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Store = 23 sq ft / 2.1 sq m
 Total = 788 sq ft / 73.2 sq m

For identification only - Not to scale



First Floor



Second Floor

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2024. Produced for Stags. REF: 1140448

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(54-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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