

**Axminster Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



20 Wykes Gate, Bridport, Dorset, DT6 3JR  
**Guide Price £70,000**



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Top-floor studio apartment in the heart of Bridport with views over Colmers Hill, offered for sale with no forward chain and ideal for first-time buyers or investors.



# Property Details

- Studio Apartment
- Modern Kitchen
- Views over Colmers Hill
- Top Floor
- Ideal Buy-to-Let
- No onward chain

## THE PROPERTY

Situated within the well-located development of Wykes Gate, this top-floor studio apartment enjoys a prime position in the heart of Bridport's vibrant town centre.

An excellent opportunity for first-time buyers or investors, the property offers comfortable, low-maintenance living just a short stroll from a wide range of independent shops, cafés, and local amenities.

The well-arranged studio space benefits from a built-in wardrobe providing useful storage, while French doors open onto a Juliet balcony offering pleasant far-reaching countryside views, including towards the distinctive Colmer's Hill. The main living area provides ample room for furnishings, creating a practical and versatile open-plan environment.

The kitchen is fitted with a selection of base and wall-mounted units, a worktop electric hob, integrated electric oven, and space for a freestanding fridge.

The bathroom comprises a bath with shower over, wash hand basin, and WC.

Bridport is a lively and historic market town set within West Dorset, surrounded by beautiful countryside and stunning coastal scenery. The town hosts twice-weekly markets and a variety of popular annual events, including the well-known Bridport Hat Festival.

Just a short drive away lies the spectacular Jurassic Coast, a UNESCO World Heritage Site renowned for its dramatic cliffs, beaches, and scenic walking routes.

## 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  
Monthly service charge: 113.33  
Ground Rent: 90/year.

## INFORMATION

Heating Type: Mains Gas

Construction Type: Conventional stone wall construction with a tiled roof.

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

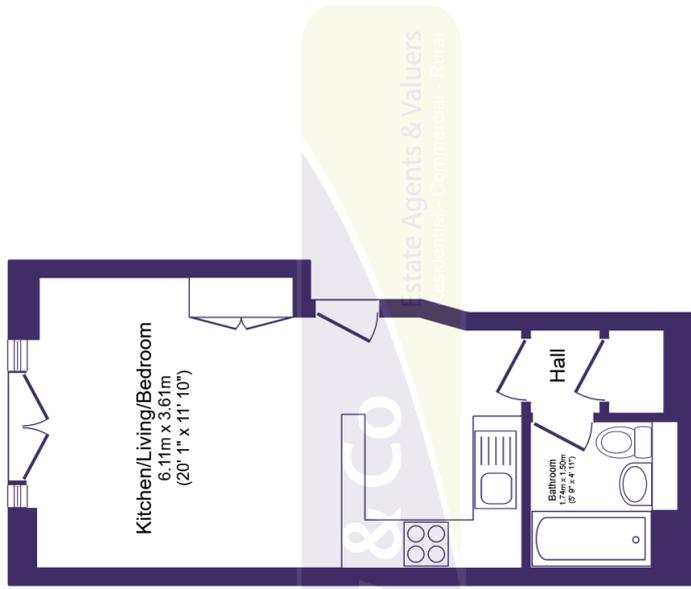
Mains electricity, gas, water and drainage.  
Council Tax Band: A (Dorset Council)  
EPC: C (74)

## VIEWINGS

Strictly by appointment only with Vicary & Co



nes Street, Bridport, Dorset, DT6 3JR



**Floor Plan**  
Floor area 26.2 sq.m. (282 sq.ft.)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74 C	77 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

loor area: 26.2 sq.m. (282 sq.ft.)

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 te. 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 ent.. 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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