



Flat 5, 8 West Allington



Flat 5, 8 West Allington

, Bridport, DT6 5BG

Town Centre 0.3 Miles Jurassic Coast 2 Miles

A renovated 2 double bedroom duplex apartment with stunning views, located in a landmark character building just a short walk to Bridport town centre.

- Duplex 2 bed apartment
- Elevated views across the town & open countryside
- Fitted kitchen
- Share of freehold: 125 year lease
- Ground Rent: £25pa
- No onward chain
- Close to Bridport town centre
- Large living/dining room
- Service Charge: £1,100pa
- CTB: B

Guide Price £225,000

THE PROPERTY

Flat 5, 8 West Allington is a stunning duplex apartment, offering beautiful and spacious appointed accommodation with wonderful views. The two floor period townhouse, which is believed to be dated back to circa 1900, was converted into apartments in 1986 the property lends itself to many of the period features, such as high ceilings and large windows.

The communal hall leads from the front of the building to the first floor, the apartment has its own private entrance with stairs rising to a further area ideal for storage such as a coats and shoes, another set of stairs rises to the living area.

The living room/dining room has bright aspects to the front of the property and is a large room, laid with carpet, with plenty of space for storage and is currently divided into split accommodation for a living area and large dining room table. French doors lead to the kitchen, which is situated to the rear of the property with herringbone vinyl flooring, and is well appointed with fitted hob, oven and extractor hood over, slim line dishwasher and floor and wall mounted cupboards with a marble worktop. There is space for a small breakfast bar and fridge/freezer. Leading back onto the stairs is the bathroom with combi shower, WC and water basin and large fitted cupboard for storage.



Stairs rise to the upper level with the master bedroom, which is a double bedroom with fitted wardrobes to one side, loft access and VELUX window offering views over Bridport. The second bedroom is a decent size room with eave storage and a VELUX window facing north, towards Allington Hill.

SITUATION

8 West Allington is approached just off the mini roundabouts in Allington and can be found heading west from the town. Bridport is a thriving and historic market town. The excellent amenities include a whole range of retailers, choice of supermarkets including Waitrose. Health centre, dentists, Bridport community hospital and a wealth of cafes and restaurants plus Bridport Arts Centre and the Electric Palace. The Jurassic coastal resort of West Bay is a short drive away. Both Lyme Regis and Dorchester are within easy reach. Bus services operate to various destinations from Bridport town centre and train services to London (Waterloo) run from both Dorchester and Crewkerne Stations.

SERVICES

Mains water, electricity and drainage.

Newly fitted electric panel heaters (installed in 2022)

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE and Three for voice and data services 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).

TENURE

Share of Freehold

125 year lease commencing in 2008, 107 years remaining.

Service charge: £1,100 pa.

Ground Rent: £25 pa.

RESIDENTIAL LETTINGS

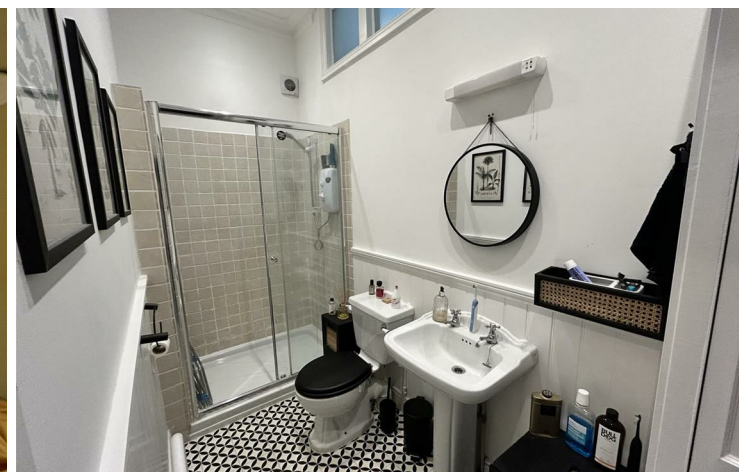
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

[What3Words///aims.advances.boardroom](https://www.what3words.com/aims.advances.boardroom)



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.



Entrance Level

First Floor

Second Floor

Void

Shower Room

Kitchen 3.61 x 2.49m 11'10" x 8'2"

Living Room 6.08 x 3.90m 19'11" x 12'10"

Bedroom 3.60 x 1.96m 11'10" x 6'5"

Bedroom 5.75 x 3.17m 18'10" x 10'5"

Total Area: 79.3 m² ... 853 ft² (excluding void)
Not to scale. Measurements are approximate and for guidance only.

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Dorset, DT6 3NQ

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	