Instinct Guides You



North Mills, Bridport
£340,000

- Unique Warehouse Conversion
- Balcony Overlooking River
- Family Bathroom & En-suite
- Two Double Bedrooms
- Open Plan Kitchen/Living Area
- High Specification Modern Home
- Beautiful Riverside Position
- Attractive Walk To Town Centre







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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

James Walk is an exclusive development of just six homes, converted in 2019 from a former warehouse and finished to an impressive standard. The property features a large open plan kitchen/living area, a BALCONY OVERLOOKING THE RIVER as well as allocated and visitor parking.

The hub of the home is certainly the kitchen/open plan living area. This beautiful space offers generous proportions, integrated washing machine/dryer, and benefits from double doors opening onto a balcony with beautiful views over the river. The balcony is large enough for a table and chairs and offers a superb space to relax and enjoy the westerly aspect. The kitchen is well equipped and hosts a dishwasher, oven/hob, water softener & fridge freezer with ample cabinetry and ample work surfaces.

Also positioned on the ground floor is bedroom two and a well appointed shower room. The bedroom is well proportioned and enjoys built in wardrobe's and overlooks the front garden. The shower room is styled to a modern finish, comprising a shower cubicle, hand basin and W.C.

The first floor comprises an office/study room, which leads to the substantial master bedroom, benefiting from an en-suite bathroom and ample built-in storage, including wardrobes and cupboards. The loft houses a combi boiler, helping to ensure energy costs are kept to a minimum.

Outside, the property benefits from an allocated parking space. The courtyard garden has been thoughtfully designed for low maintenance, with paving and raised borders creating an attractive and manageable outdoor space. To the rear, the glass-sided balcony enjoys a west-facing aspect over the River Brit, offering a peaceful spot to relax and take in the surroundings.

Room Dimensions

Kitchen / Living Area 22'3" x 14'0" (6.80 x 4.28)

Bedroom Two 12'2" x 11'3" (3.73 x 3.44)

Shower Room 8'6" x 3'11" (2.60 x 1.21)

Bedroom One 16'1" max x 15'7" max (4.92 max x 4.76 max)

En-suite 7'2" x 5'10" (2.19 x 1.78)

Hallway / Study 6'6" x 6'5" (1.99 x 1.98)

Maintenance Charge

The vendor informs us the car park and footpath has a charge of £50 per annum payable to cover the public liability insurance. Please verify with your conveyencer before incurring costs.

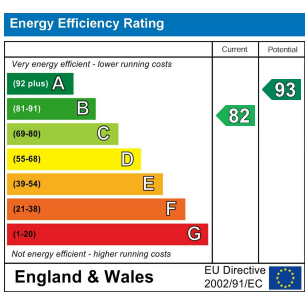


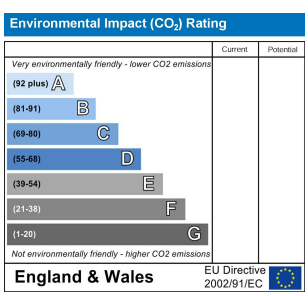












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