



SOMTUM THAI TAKE-AWAY Home Delivery Tel: 01308 420004

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76, West Street

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Bridport, Dorset, DT6 3QX

Within the heart of the town.

OPEN GUIDE PRICE - £200,000 - £225,000

Substantial period property with excellent potential as a private house within Bridport town centre

- Attractive period property
- Potential 4 bedrooms
- Potential 1 bedroom annexe / self contained apartment, with separate access
- Very spacious 1,600sqft
- Unique opportunity
- Potential change of use to wholly residential
- Potential 2 bathrooms
- South-facing courtyard
- Convenient town centre location
- Freehold. Council Tax Band To be assessed

Guide Price £200,000

THE PROPERTY

76 West Street is a very attractive end of terrace period building currently comprising a double-fronted commercial unit with living accommodation over, on the western edge of Bridport town centre. The property is believed to date back to the 18th century being predominantly of brick construction with timber windows under slate roofs. It is listed grade 2, of architectural or historic importance.

The property offers excellent potential for change of use and conversion into a private home with wide ranging options including possibly the creation of a ground floor annexe / self contained apartment, subject to the usual planning consents. See heading Outside regarding the pedestrian right of way to the rear .

POTENTIAL ACCOMMODATION

Ground floor - Living room, kitchen/dining room, utility, cloakroom, store

First floor - 2 Bedrooms, potential en-suite shower room

Second floor - 2 Further bedrooms, bathroom/shower room



OUTSIDE

No off-road parking although adjoining car park and a number of Council car parks very nearby (annual permits available).

Small rear south-facing courtyard.

The property has the benefit of pedestrian right of way to the rear courtyard (access between 68-70 West Street) and could be used in conjunction with a potential annex.

SITUATION

The property occupies a corner position at the end of West Street. Bridport is a thriving and historic market town. Extensive street markets are held twice weekly and the town has an excellent range of shopping, business, recreational and social amenities. The popular coastal harbour resort of West Bay is only a few miles to the south on the stunning Jurassic Coast.

TENURE

Freehold.

SERVICES

All mains services.

Broadband - Standard up to 18Mbps and Ultrafast up to 1000Mbps.

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

VIEWINGS

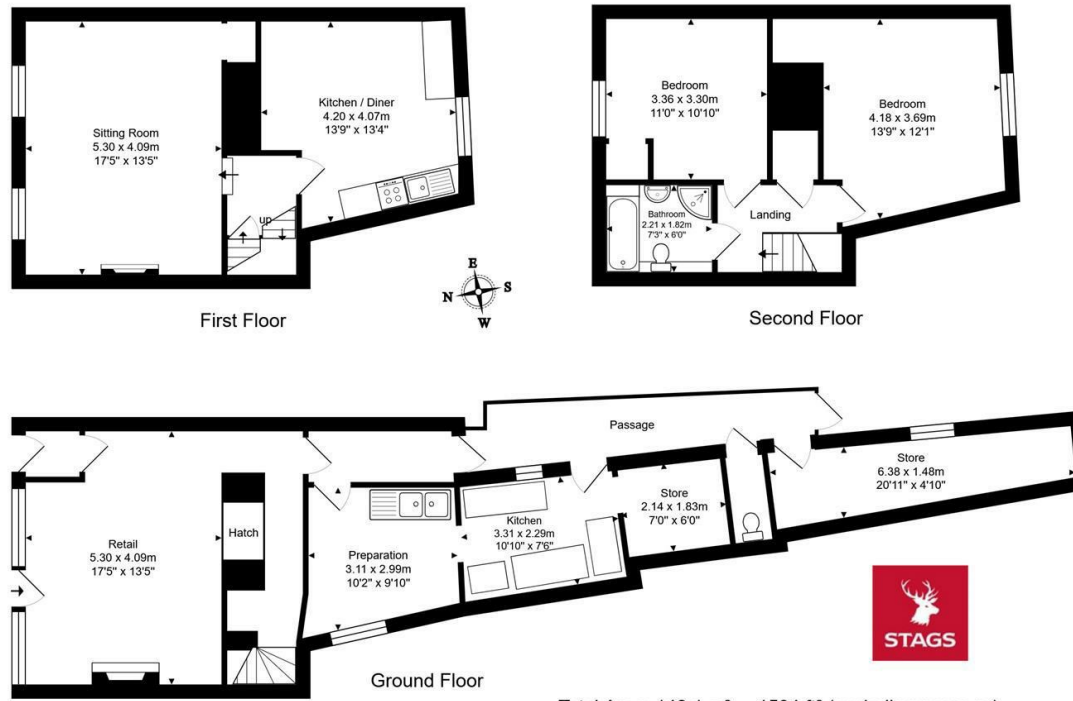
Strictly by appointment with Stags Bridport.

DIRECTIONS

From our Stags Bridport office proceed to the Town Hall and turn left into West Street. The property is seen at the far end, just before the mini-roundabout.

What3Words///study.ramps.loudly





Total Area: 148.1 m² ... 1594 ft² (excluding passage)

Not to scale. Measurements are approximate and for guidance only.

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.



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