

Symonds
& Sampson

Height Restriction 1.8 M

1 Chardsmead Court

Rax Lane, Bridport, Dorset

1 Chardsmead Court

Rax Lane
Bridport
Dorset DT6 3JH

Age-restricted one bedroom ground floor apartment
within a short level walk to the town centre.



- Town centre location
 - Shared car park
 - No onward chain
- Own 100% of the lease while paying only 70% of market value.



Guide Price **£80,000**

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

1 Chardsmead Court is a one bedroom ground floor leasehold apartment within a short level walk of Bridport town centre and all its amenities.

ACCOMMODATION

The apartment has its own separate entrance which leads to a small porch and front door. From the central hallway on the left there is a good sized double bedroom with fitted wardrobes. Two large cupboards are also accessed from the hallway. To the rear is a bathroom with a walk in shower, hand basin and WC. A sliding door on the right hand side opens into a spacious living room with plenty of space for a dining table and chairs. This leads to the kitchen which is fitted with wall and base units.

OUTSIDE

Property has own private entrance off the car park. Shared car park with non-allocated spaces.

SITUATION

The property is situated close to the town centre, in a tucked away position. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts

and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words///mistaking.evidence.level

SERVICES

Mains gas, electric, water and drainage.
Broadband - Superfast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: C

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: A

MATERIAL INFORMATION

Purchasers must be over 55 years of age.
Magna Housing require that any potential purchaser complete an application form for approval.
A new lease will be issued by Magna Housing for 99 years which would be surrendered by the owner at the point of

any future sale of the property.

Service charge £120 per month which covers buildings insurance, upkeep of communal areas and general maintenance. From April 2026 the charges rise to £130 per month.

It is understood that pets are not allowed. There is a shared laundry facility for residents.

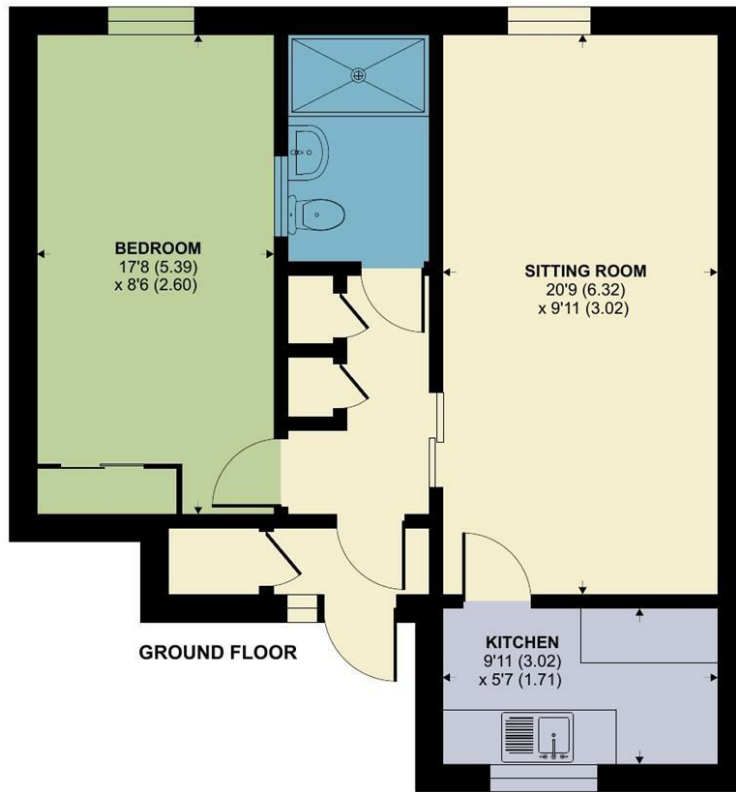
The new purchaser would pay 70% of the market value (100% = £114,285.71) for the property and new lease.



Chardsmead Court, Bridport

Approximate Area = 541 sq ft / 50.2 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1424471



Bridport/DME/19032026REV



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT