

Symonds
& Sampson

8 St. Andrews Road
Bridport, Dorset

8 St. Andrews Road Bridport Dorset DT6 3BG

Grade II listed house offering an opportunity to create a characterful home within level walking distance of Bridport town centre whilst also providing off road parking.



- Grade II listed townhouse
 - Five bedrooms
- Spacious and versatile accommodation
 - Off road parking
 - Fully enclosed garden
- In need of some modernisation



Guide Price £450,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk

THE PROPERTY

This mid 19th century Grade II listed townhouse is situated on St Andrew's Road, a highly sought after location conveniently placed for Bridport town centre. The property offers the opportunity to create spacious and flexible accommodation, with the benefit of off road parking and views towards Bothenhampton Hill to the rear.

The front door opens into a generously proportioned open plan living room and kitchen. The living room has a woodburning stove as its focal point and a sash window overlooking the front garden. The kitchen at the back comprises mainly freestanding furniture, the property has a gas Aga plus some fitted base units. There is plenty of room for a large dining table and chairs. Through a door at the rear of the kitchen, and down a step, are two further rooms which have been built out into the garden, presenting scope for options as to their use, including possibly extending the kitchen, a separate utility or a garden room. The garden can be accessed via a glazed door from the farthest room. A door from the kitchen leads to the garage, with access to the front of the house. At the rear of the garage is another door allowing access to the back garden.

On the first floor, there are two double bedrooms, one at the front with a wooden mantel and surround, currently

used as a second sitting room, and one at the back overlooking the garden, with an ensuite bathroom with shower over bath, sink and WC, plus some built-in storage cupboards. The landing is currently utilised as a study area and has a separate cloakroom with WC and basin. On the second floor is the family bathroom, with bath, separate shower cubicle, basin and WC, plus the hot and cold water tanks within a built in cupboard. Also on this floor are three additional generously proportioned double bedrooms.

OUTSIDE

The property is set back from the road with a small enclosed front garden and driveway with one off road parking space and access to the integral garage/store on the left hand side. To the rear is a fully enclosed walled courtyard garden, mostly hardstanding, with some raised beds with shrubs and perennial planting.

SITUATION

The property is within level walking distance of the heart of Bridport, a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week.

DIRECTIONS

What3words://action.amps.elections

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast speed is available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: E

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: D

MATERIAL INFORMATION

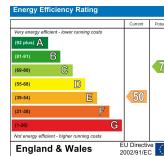
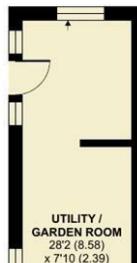
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St. Andrews Road, Bridport

Approximate Area = 1951 sq ft / 181.2 sq m

For identification only - Not to scale



Bridport/DM/18012026REV



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