



Symonds
& Sampson

16 Court Orchard Road

Bridport, Dorset

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Bridport
Dorset DT6 5EY

This property offers an excellent opportunity to acquire a well-proportioned two bedroom semi-detached home with scope for improvement and personalisation.



- Ideal renovation project
- Walkable distance to town centre
 - Off-road parking
 - Rear garden

Guide Price **£225,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The property would now benefit from a programme of modernisation, allowing an incoming purchaser to update the accommodation to suit their own tastes and requirements. The ground floor includes a generous kitchen with a useful larder cupboard, a convenient ground floor WC, and a spacious lounge centred around an electric coal-effect fireplace.

On the first floor, the property offers two bedrooms and a family bathroom fitted with both a bath and separate shower, providing practical accommodation suited to a range of buyers.

OUTSIDE

To the front, the property benefits from ample block-paved off-road parking. The rear garden is mainly laid to lawn with a patio area immediately abutting the property, creating a practical and enjoyable outdoor space. In addition, there are two large sheds providing excellent storage or workshop potential.

SITUATION

Bridport is a bustling and vibrant market town, with its famous street market, arts-scene and antiques quarter, located approximately 15 miles to the west of the county-town of Dorchester with its regular rail connections to London. Bridport has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. The town hosts an excellent selection of independent shops, as well as supermarkets, hotels, pubs, restaurants and cafes, and numerous arts and music events throughout the year, including the acclaimed Bridport Literary Festival, the "From Page to Screen" film festival and Dorset Arts Week. There is also a thriving twice-weekly street market offering locally sourced vegetables, cheese, meats and other artisan foods, clothes, hardware and antiques.

DIRECTIONS

What3words///rainwater.feelers.arrive

SERVICES

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

Broadband - Ultrafast speed available.

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

EPC: D

LOCAL AUTHORITY

Dorset Council: 01305 221000

Council Tax Band: A

AGENTS NOTE

Please note that this property is subject to a section 157 housing restriction.





Court Orchard Road, Bridport

Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
100 (A+++)	A+++		75
90 (A++)	A++		
80 (A+)	A+		
70 (A)	A		
60 (B)	B		
50 (C)	C	31	
40 (D)	D		
30 (E)	E		
20 (F)	F		
10 (G)	G		
0 (H)	H		
No energy efficient digital rating code		EU Directive 2002/91/EC	
England & Wales			



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: 1482743



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