



12, Pymore Island



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Pymore, Bridport, DT6 5SD

Bridport 1 mile. West Bay/Jurassic Coast 3 miles.

A superb penthouse apartment in a beautiful riverside setting within a delightful former ropemaker's village.

- Unique apartment
- Wonderful views
- Open plan living/dining/kitchen
- Lovely river and country walks nearby
- 999 Year lease from 2017
- Historic village
- Double bedroom
- Allocated parking and extensive open space
- Easy reach of Bridport town centre
- CTB: B Great buy to let investment

Guide Price £175,000

THE PROPERTY

12 Pymore Island is a highly unique and well appointed top floor penthouse apartment, occupying a delightful setting in this historic former ropemaker's village, surrounded by beautiful countryside and only one mile from Bridport town centre. It was purpose-built in 2005 by Gladedale Homes within the walls of the former mill. The apartment has been cleverly designed to take full advantage of the views over the village and enjoys a very sunny/east-facing aspect with large floor to ceiling window.

Finished to an excellent standard, features include gas-fired central heating, sealed unit windows, well appointed kitchen with comprehensive appliances (double oven, gas hob, slimline dishwasher, washing machine and tall fridge/freezer) and attractive sanitaryware.

The spacious accommodation comprises reception hall, bright open plan living room/kitchen, double bedroom and bathroom.

In addition to the apartment itself, a big selling feature is the location, nearby open public space with lovely riverside and country walks together with the close proximity of Bridport town.

The apartment would appeal equally as a main home, second home or as a long term letting investment (please note that holiday lets or pets are allowed).

There is an allocated parking space very nearby, together with the use of communal courtyard and general attractive open space with footpaths onto beautiful open countryside.



TENURE

Long leasehold plus a share of the freehold TBC. There is a residents' management company and the service charge for the upkeep/maintenance of the building (including building insurance) and communal areas. In addition, there is a service charge for Pymore Village itself.

999 year lease commencing from 2017, 991 years remaining.

Pymore Island service charge: £1200 pa

Pymore Village service charge: £240 pa

PYMORE VILLAGE

Pymore is a unique former rope makers' village which is set on the River Brit and dates back to 14th century. By the 1700s, it had gained a reputation for ropemaking and its population depended for their livelihoods on rope and twine making at the village mill or growing flax and hemp in nearby fields. Rope walks were set up near the mill pond and outbuildings, cottages, a dairy and a brewery were built. A school was opened in 1870 as well as a girls' hostel. However the advent of man-made fibres forced the ropery to close in 1955, after which the village was deserted and the buildings became derelict until the village was regenerated in the early 2000s. The original properties were restored and new homes were built in a sympathetic local style. The result is a unique riverside village environment within only 20 minutes' walk of Bridport town centre and a broad range of amenities. In the river, you will be able to watch Otters and Kingfishers, sitting on one of the many benches dotted around the village with other members of the sociable and thriving community.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 0.5Mbps and Superfast up to 20Mbps.

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

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk.

This apartment should let for £950-£1000 pcm.

VIEWINGS

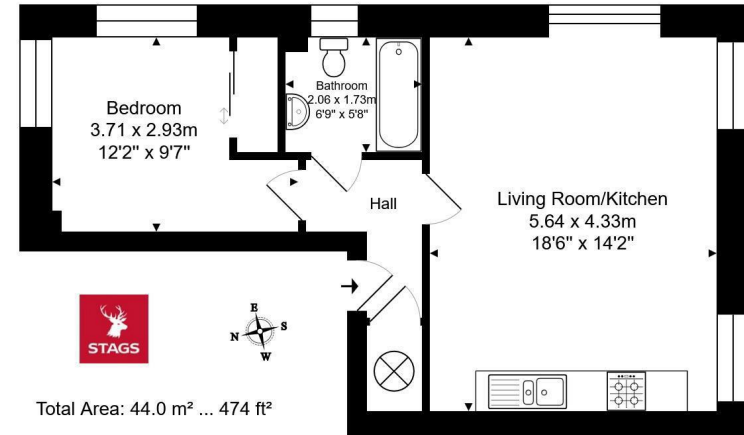
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport town proceed along West Street and turn right into Victoria Grove. Follow this road out of the town and into Pymore. Turn left into Thread Mill Lane and continue past the bridge. Pymore Island is seen after a short distance on the left.



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.



Total Area: 44.0 m² ... 474 ft²

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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	

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