



Symonds
& Sampson

110 South Street
Bridport, Dorset

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Bridport
Dorset DT6 3NW

A beautifully presented three bedroom terraced period cottage situated in the heart of Bridport town centre.



- Beautifully presented throughout
 - Three double bedrooms
 - Private courtyard style garden
- Within easy reach of the town centre



Offers In Excess Of £375,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This charming period cottage is situated within level walking distance of the town centre and is beautifully presented, having been redecorated throughout by the current owner. The cottage has wonderful character features but has the immense benefit of not being listed.

ACCOMMODATION

The front door opens into a bright living room, with a focal point of a fireplace currently fitted with a woodburner and opening into the newly fitted kitchen. The kitchen is fitted with a range of wall and base units with an integrated dishwasher and space for an electric cooker, fridge freezer and washing machine. To the rear is a delightful garden room with slate tiled floor, with bi-folding doors onto the private, south west facing courtyard garden.

Upstairs, there is a bright and spacious double bedroom to the front and a large family bathroom fitted with a white suite comprising a freestanding roll top bath, wc and sink. A further staircase leads to the top floor, where there are two additional double bedrooms and a large landing with plenty of space for a study area.

OUTSIDE

To the rear of the cottage is a delightful south west facing courtyard style garden, with plenty of space for potted

plants and shrubs and enjoying the sun for most of the day. There is a side pedestrian gate providing rear access to the garden.

DIRECTIONS

What3words:///dormant.joyously.tumblers

SERVICES

Mains electricity, water and drainage. Electric night storage heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>).

Council Tax Band: C (Dorset Council - 01305 251010)

EPC: E

SITUATION

The property sits right in 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. There is a thriving twice weekly market with food, clothes, hardware and antiques

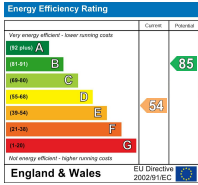
and bric a brac. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

AGENTS NOTE

We have been informed by our vendor that water has entered the property due to surface water flooding and an insurance claim was made. Since then, significant work has been carried out and there have been no issues since.

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

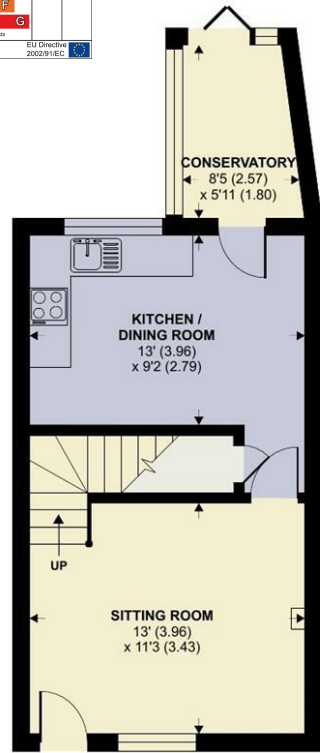




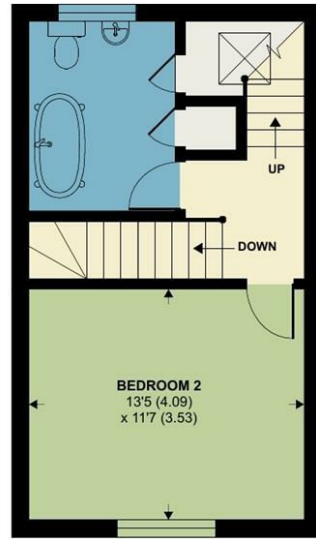
South Street, Bridport

Approximate Area = 1068 sq ft / 99.2 sq m

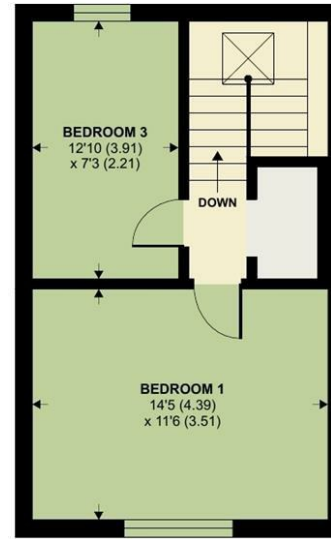
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Symonds & Sampson. REF: 1043275



Bridport/DME/REV15062026



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