



1 Church Place



1 Church Place

, Church Street, Bridport, DT6 3FX

Town centre location. West Bay 2 miles. Lyme Regis 11 miles.

A very attractive and well-appointed end terrace cottage with parking in a highly sought after town centre setting

- Attractive character town cottage
- Very high specification
- Large open plan living/dining/kitchen
- Small outside terrace
- Highly sought after town centre position
- Newly converted in 2018
- 2 Double bedrooms
- Bathroom plus downstairs cloakroom
- Allocated parking space
- Freehold. Council Tax Band C

Guide Price £265,000

THE PROPERTY

Church Place is a very attractive and select courtyard development of just fourteen homes, which were developed to a very high standard in 2018 by Nest Homes (Wessex Water). The period style properties were very carefully designed/converted, in keeping with the Conservation Area and local architecture of Bridport, with a mixture of stone, brick and render elevations. 1 Church Place was skilfully and sympathetically converted from a late 19th century historic building and benefits from the balance of a 10 year Protek Warranty.

The well thought out and generous specification includes gas-fired central heating, crittel windows (new in 2018) with secondary glazing system, fully fitted kitchen with hob, oven, cooker hood, fridge, freezer, dishwasher and washer/drier, plus downlighters and attractive cloakroom and fully tiled bathroom with shower attachment.

The accommodation is very well presented and character style features include double entrance doors, high ceilings and exposed floorboards to the landing and the bedrooms. Enjoying a sunny south-facing rear aspect, from the first floor there are views over the town to St Mary's church and the surrounding hills.



Briefly, the accommodation extends to

Ground floor – Reception hall, large open plan through living/dining/kitchen, cloakroom.

First floor – Landing, 2 bedrooms, bathroom

The property would be equally ideal as a main home, second home, buy to let or holiday letting investment – the perfect lock up and leave.

OUTSIDE

Allocated parking space. Large communal bin store.

Small outside terrace plus communal terrace area (adjoining the bin store).

SITUATION

Church Place is ideally situated in a very convenient town centre location within only a few minutes' walk from South Street/East Street and the town centre. It is very tucked away yet within the heart of the town. The delightful walks and meadows bordered by the River Asker are also very nearby, providing attractive walking opportunities.

Bridport is a charming and historic market town famed for its wide Georgian streets. There is an excellent range of independent shops and thriving Art Centre, Electric Palace and galleries. Bridport is also well known for its food culture. The bustling street market is held every Wednesday and Saturday. It also offers excellent community facilities. West Bay is also nearby, with its lovely harbour, attractive beaches and the beautiful World Heritage Jurassic Coast.

MANAGEMENT COMPANY

There is a Residents Management Company – Church Place Bridport Management Company Ltd – with a current service charge of £372.50 per annum as a contribution towards the upkeep of the private communal space.

SERVICES

All mains services. Gas-fired central heating

Broadband - Standard up to 17Mbps and Ultrafast up to 1800Mbps.

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

VIEWINGS

Strictly by appointment through Stags Bridport

DIRECTIONS

From Stags Bridport office proceed down South Street for just a few hundred yards and on passing the library turn left into Church Street. The entrance to Church Place is then immediately on the left.

What3Words///video.reflected.arise

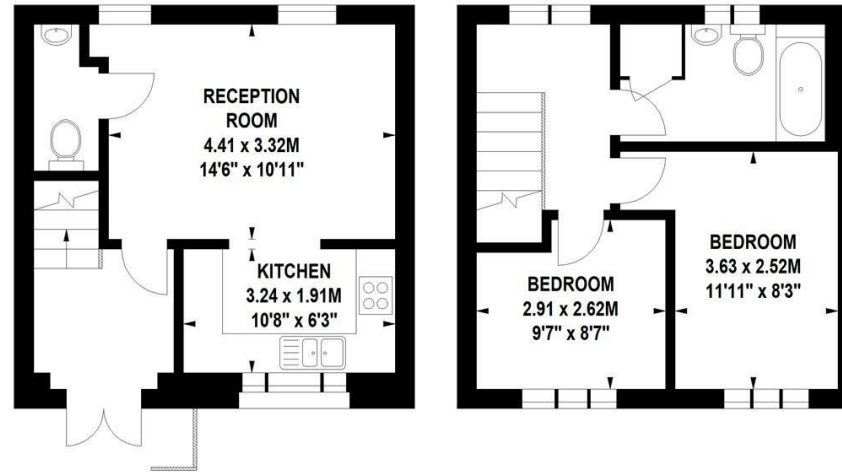
RESIDENTIAL LETTINGS

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



Church Place, Bridport, DT6

Approximate Gross Internal Area 61 sq m / 657 sq ft



Ground Floor

First Floor

Floor Plan produced for Stags by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 77 | |
| (54-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000