



Symonds
& Sampson

3 Brydian Court

Barrack Street, Bridport, Dorset

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Barrack Street
Bridport
Dorset DT6 3LN

An elegant two bedroom, ground-floor apartment with a patio, just a short step from the centre of Bridport, offering covered secure parking and views of countryside.



- Private patio
- Town location
- Garage with parking
- Communal Gardens
- Views of countryside

Guide Price **£345,000**

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The apartment is well arranged and enjoys a bright and airy feel throughout. The main living space is an open plan sitting/dining area, designed for modern living, with doors opening onto a private patio. From here, there are pleasant distant views, enhancing the sense of space and light. There are two bedrooms, with the principal bedroom benefitting from an ensuite. A separate shower room serves the remainder of the apartment. A useful storage cupboard provides additional practicality. The kitchen is of good quality with the usual modern appliances one would expect.

OUTSIDE

From the drawing room double doors lead through to an area of private patio for the exclusive use of number 3 while on two sides of the property there are communal gardens that are the most part laid to lawn with a number of benches arranged to take in the sun at different times of the day. There is a generous additional storeroom. To the front of the property there is an electric garage door that leads through to the communal underground garage which has a single dedicated parking spot for number three. There is also a lift in the underground parking that provides access to all floors.

SITUATION

Brydian Court lies a short walk from the town hall to the centre of the vibrant former ropemaking town of Bridport. The town itself has a good range of shops, public houses and restaurants supplemented by a twice-weekly market while the world Heritage site Jurassic Coastline lies nearby to the south in West Bay. With Bridport the county town of Dorchester provides a comprehensive range of cultural recreational and shopping facilities. Dorchester has a mainline station that connects with London while road links along the A35.

DIRECTIONS

What3words:///princely.encoded.manicured

SERVICES

Mains gas, electricity, drainage and water. Gas fired 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 251010

Tax Band: E

MATERIAL INFORMATION

Lease: 999 years from and including 24 June 1999. Share of freehold.

Service charge approx. £1,800 on a bi annual rate. Service charge includes gardening, window cleaning, external painting.

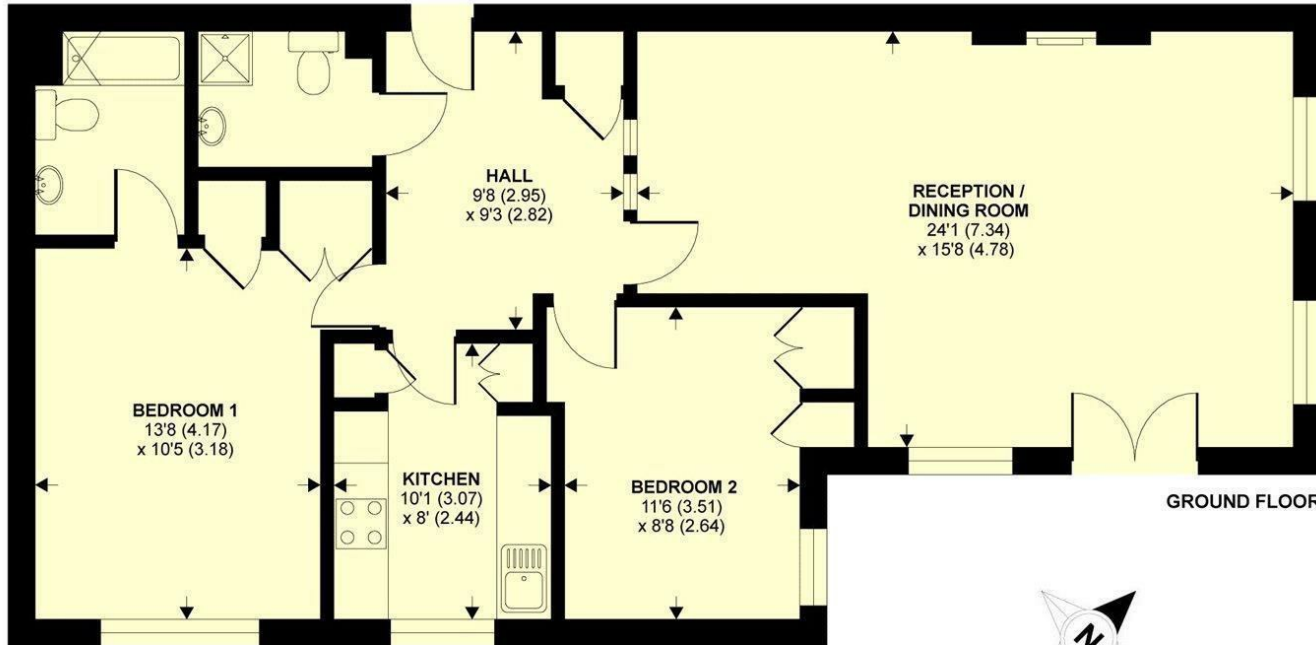
Lift or steps available for access enclosed courtyard. Pets allowed by previous consent from the Landlord.



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APPROX. GROSS INTERNAL FLOOR AREA 888 SQ FT 82 SQ METRES

Energy Efficiency Rating		
	Current	Improved
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
43-54 E		
31-42 F		
13-30 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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