

Symonds
& Sampson



68 North Allington
Bridport, Dorset

68 North Allington

Bridport
Dorset DT6 5DY

A charming two bedroom cottage close to Bridport town centre and its amenities.



- Walking distance to town centre
- New decoration throughout
- Private Courtyard Garden
 - No chain

Guide Price **£245,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Believed to have been built in 1870, this charming two-bedroom cottage sits just a short step away from Bridport town centre and its amenities.

ACCOMMODATION

Upon entering the cottage there is an enclosed porch area with space for hanging coats and storing shoes. A glass panelled door leads through to the sitting room with wainscoting and an electric stove with tiled hearth and decorative surround. From the sitting room, double wooden doors lead through to the dining room with space to accommodate an everyday dining table and chairs. From here, there is access to the kitchen, and stairs rising to the first floor. The kitchen is at the back of the cottage, a bright and airy room with a double aspect and a variety of floor and wall mounted units to one wall with space for freestanding white goods. A UPVC door leads out onto the courtyard.

Upstairs, there is new carpet fitted throughout the landing and two bedrooms. To the front of the property is the principal bedroom with a front facing window and space to accommodate a double bed. The second bedroom is at the back of the property with wainscoting and a cupboard housing the gas fired Alpha boiler. The bathroom is partly tiled with a white suite comprising W/C, wash hand basin and bath with electric shower over.

The cottage is well presented and benefits from recent redecoration throughout, including new floor coverings.

OUTSIDE

There is a private courtyard garden with a side pedestrian gate providing rear access.

SERVICES

Mains gas, electricity, water and drainage.

Broadband - Superfast speed available.

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

EPC: D

SITUATION

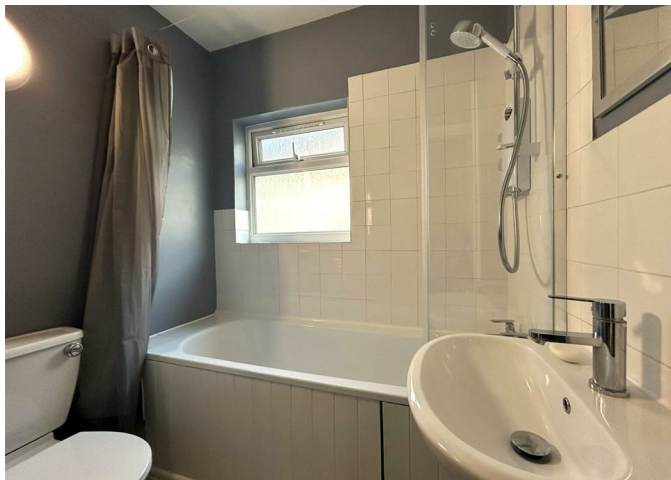
The property lies on the North Western edge of the town, within easy distance of all the amenities. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. 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.

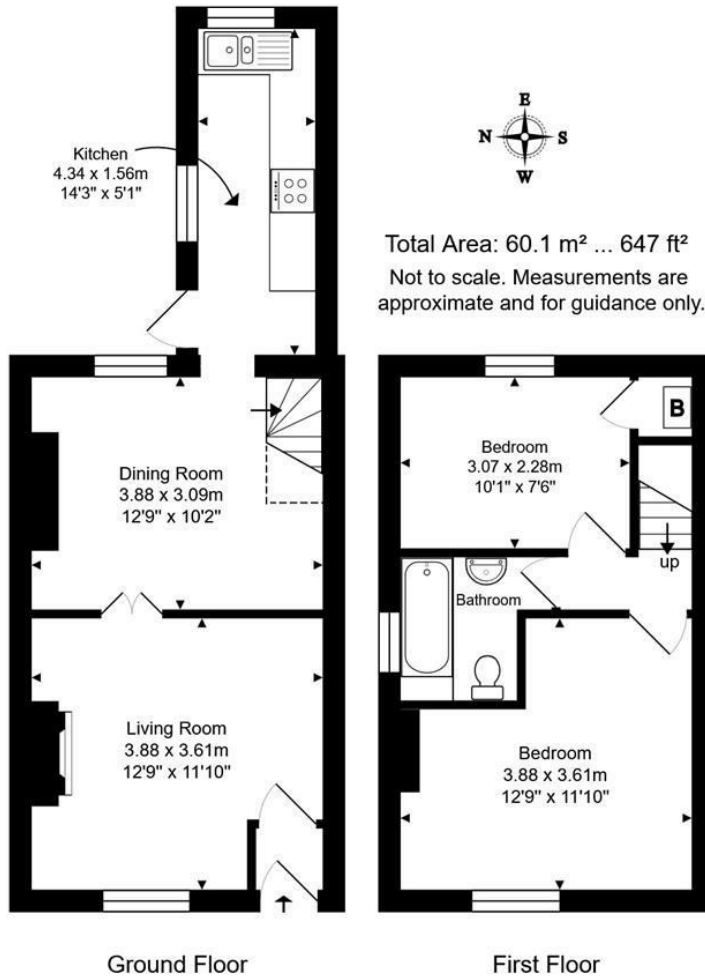
LOCAL AUTHORITY

Dorset Council Tel: 01305 251010

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
21-34	H		
1-20	I		
Very energy inefficient - highest running costs			
England & Wales		84	56
EU Directive 2002/91/EC			



Bridport/DME/19112025



01308 422092

bridport@symondsandsampson.co.uk
 Symonds & Sampson LLP
 23, South Street,
 Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT