

Symonds & Sampson

11 Gundry Lane

Bridport, Dorset

11 Gundry Lane

Bridport
Dorset DT6 3RJ

An exceptionally well-presented mid-terraced house in an ideal town location, offering stylish accommodation and decor throughout.

2 1 1

- Stylish and characterful accommodation throughout
- Modern fitted kitchen
- Centre of town location
- Courtyard garden
- No forward chain

Guide Price £225,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk







THE PROPERTY

11 Gundry Lane is an exceptionally well-presented home offering stylish and characterful accommodation arranged over three floors.

The ground floor provides a welcoming reception room, offering a comfortable space for everyday living, together with a modern fitted kitchen. A useful ground floor shower room completes the accommodation on this level.

On the first floor is the second bedroom. Stairs continue to the second floor, where the principle bedroom is located, it does have restricted head height.

The property is presented to an excellent standard throughout and offers a distinctive home in a particularly convenient central location.

OUTSIDE

To the rear of the property is a courtyard garden with enough space for table and chairs as well as a storage shed. There is pedestrian access across the back for the neighbouring properties.

SITUATION

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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words///tracks.iceberg.tissue

SERVICES

Mains gas, electricity, water and drainage. Gas central heating.
Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: E

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: A

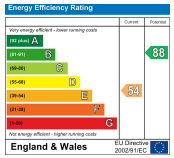






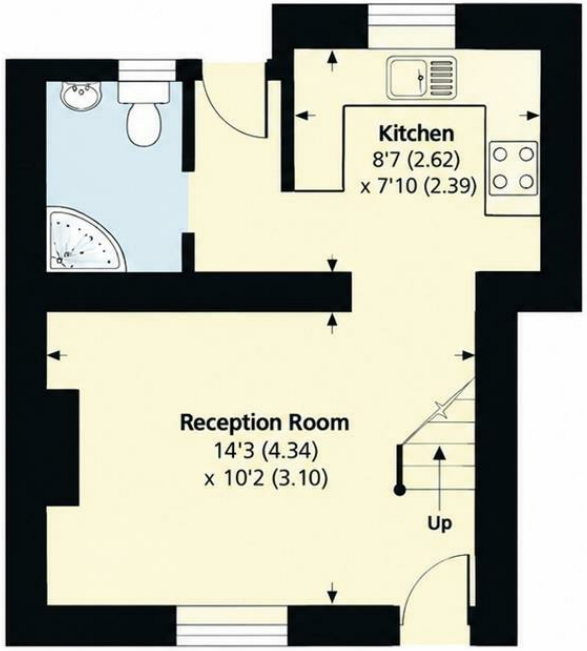
Gundry Lane, Bridport, Dorset, DT6

APPROX. GROSS INTERNAL FLOOR AREA 552 SQ FT 51.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

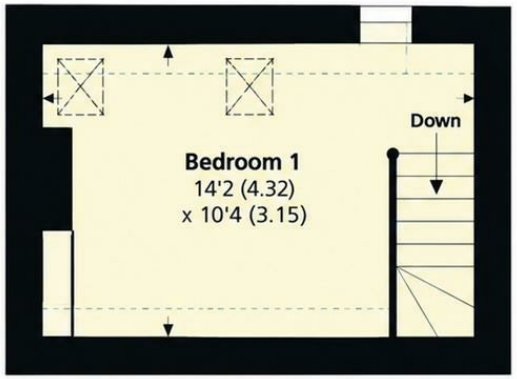




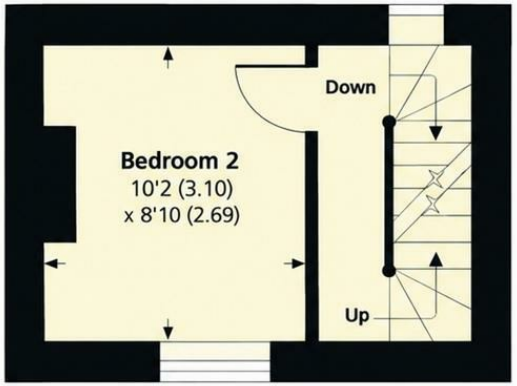
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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. This plan is for illustrative 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 as to the total square footage of the property if quoted on this plan.

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www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01308 422092

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

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