STAGS

44, St. Michaels Lane

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Bridport, Dorset DT6 3RD

An attractive Grade II Listed three-bedroom cottage, ideally situated in the heart of Bridport Town Centre. Renovated throughout by current owners, including replacing electrical circuits and board, as well as radiators and boiler.

- Town centre location
- Modern fitted kitchen
- Versatile attic bedroom
- Character cottage
- Well appointment bathroom, plus ensuite shower room
- 3 double bedrooms
- Grade II listed
- No onward chain
- Light and airy
- Freehold. Council Tax Band: B

Guide Price £269,000

THE PROPERTY

44 St Michaels Lane is a charming Grade II Listed cottage, ideally situated in the heart of Bridport town centre. The property offers well-presented accommodation arranged over three floors, combing character features with modern conveniences.

The stable door opens into a bespoke handmade kitchen, by renowned Dorset Kitchens in Beaminster, with granite kitchen worktop and fitted with a modern range of integrated units. To the rear is a well-appointed family bathroom and a useful utility area. The kitchen leads through to the sitting/dining room, a welcoming space with attractive period features and a wood-burning stove.

On the first floor are two double bedrooms, both enjoying plenty of natural light, and stairs leading up to the spacious versatile third bedroom. The generously sized main bedroom on the first floor benefits from an en-suite shower room.

OUTSIDE

The property benefits from a charming courtyard immediately outside the kitchen door, providing a delightful space for outdoor dining and relaxation. There is also a communal courtyard further to the rear, where a shed can be erected.

Annual parking permits can be obtained and there are both short and long term parking very close by,

SITUATION

Bridport is a thriving and historic market town, renowned for its vibrant community, an excellent range of amenities and proud traditions. The town hosts popular street markets twice weekly and offers an extensive selection of cafes, restaurant, pubs, independent shops and supermarkets. It also offers both primary and secondary schooling, a leisure centre with swimming pool, and a wide variety of recreational and social facilities.

The stunning Jurassic Coast World Heritage Site is just a short distance away at the picturesque harbour of West Bay (once named Bridport Harbour, renamed to West Bay in 1884 when the railway arrived and it started becoming a seaside resort). The nearby towns of Lyme Regis and Dorchester are both within easy reach. Bridport benefits from regular bus services to a range of destination, while mainline rail services to London Waterloo are available from Dorchester, Crewkerne and Axminster stations.

SERVICES

Mains water, electricity, gas central heating and drainage.
Broadband - Standard up to 17Mbps and Ultrafast up to 1000Mbps.
Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE and Three 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).

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

VIEWING

Strictly by appointment with Stags Bridport

DIRECTIONS

From Bridport take West Street heading towards North Allington. At the first roundabout, take the first exit and follow the road onto St Michael's Lane. The property is situated on the right hand side, opposite the Ropes Walk Car Park
What3Words//laser.diverged.curry

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.

44 ST. MICHAELS LANE, BRIDPORT, DT6 3RD

TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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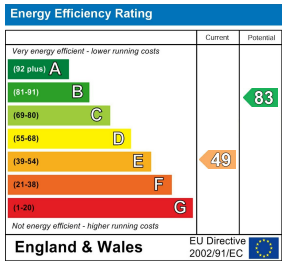

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