Flat 2, Priory Mills

STAGS

Priory Mills, Priory Lane,

Bridport, DT6 3FL

Close to all amenities. West Bay/Jurassic Coast 2 miles.

A well presented ground floor apartment with its own courtyard garden in a tucked away and peaceful location within Bridport town centre

- Attractive character apartment, in historic flax mill
- 2 Double bedrooms
- Well equipped kitchen and bathroom
- Private sunny west-facing courtyard
- Close to town centre and open space
- No Forward Chain
- Living/dining room with French doors
- Well presented throughout
- Nearby garage with power and light
- 250 Year lease from 2009 with share of freehold. SC £867.64pa. Council Tax Band B

Guide Price £310,000

THE PROPERTY

Flat 2, Priory Mills, is a spacious ground floor apartment with the immense rare benefit of its own courtyard garden, occupying a tucked away and peaceful position within the town centre.

Priory Mills is a historic former mill with attractive stone elevations. It was skilfully converted inn 2009 by the well known and respected local builders, C G Fry & Son Ltd., and is grade 2 listed, of architectural or historic importance.

The apartment enjoys a sunny west-facing aspect and is very well presented.

Completed to an excellent specification, features include gas-fired central heating, aluminium powder coated double glazed windows, contemporary well equipped kitchen with updated sink, quartz style worktops and comprehensive appliances (electric oven, induction hob, fridge/freezer, washing machine), modern bathroom with 'P' shaped bath plus mains shower and laminate wood style flooring to the living/dining room.

The well presented accommodation, which enjoys higher than average ceilings and deep windows, extends to long reception hall with extensive storage cupboards, living/dining room with French doors leading to courtyard, kitchen, two double bedrooms and bathroom.

The apartment also has the benefit of a good sized garage.

OUTSIDE
Nearby garage with power and light and attic storage.
Good sized walled and very sunny west-facing courtyard garden which is paved, together with outside tap and pedestrian gate.

There is also use of a nearby small communal lawn bordering the river.

SITUATION
Priory Mills enjoys a very private, peaceful and tucked away position in the very heart of Bridport town centre. Open space is very nearby with the orchard, St. Mary's Church. playing fields and delightful riverside walks. Bridport is a thriving and historic market town, well known for its wide streets and twice weekly popular street market. It offers an excellent range of shopping, business and leisure facilities including leisure centre with indoor swimming pool, arts centre and Electric Palace entertainment venue.

The immediate area is designated as one of outstanding natural beauty (AONB) and conservation area. The stunning Jurassic Coast is very nearby at West Bay, with its pretty harbour, bathing beaches, clifftop walks and golf course. The larger centres of Dorchester and Weymouth are just 20/30 minutes' drive away with mainline rail services to London.

SERVICES
All mains services. Gas-fired central heating.
Broadband - Standard up to 11Mbps, Superfast up to 80Mbps 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).

TENURE
Long leasehold (250 years with effect from 2009) with a share of the freehold.

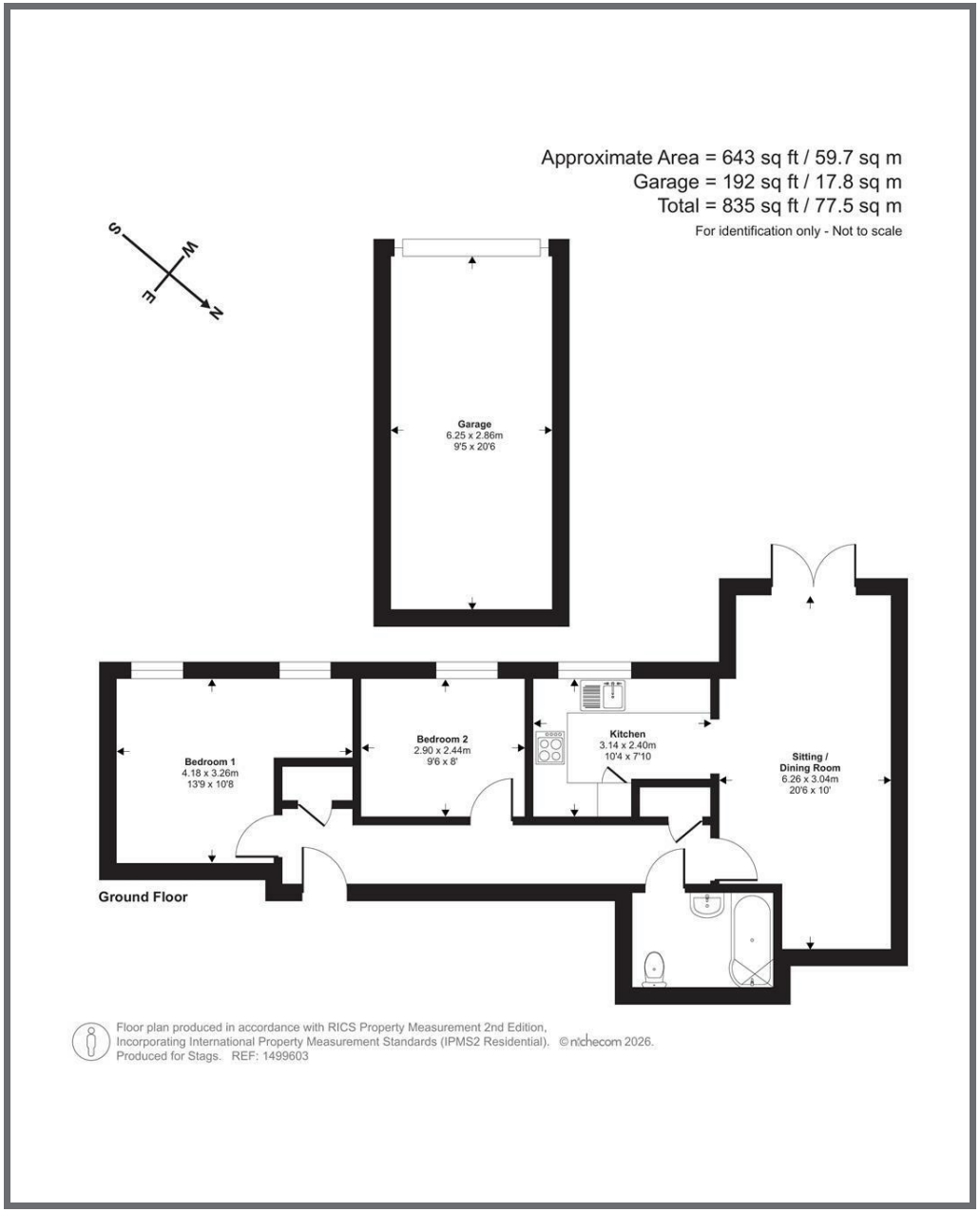
There is a residents' management company and a service charge for maintenance of the building, sinking fund, building insurance and window cleaning. Currently approximately £XXpa.

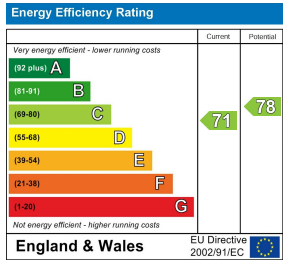
Long term and holiday lets are allowed. Pets by consent of the management company

VIEWINGS
Strictly by appointment with Stags Bridport.

DIRECTIONS
From Stags' Bridport office, proceed a short distance down South Street and turn right into Gundry Lane. At the bottom turn left and immediately right. Priory Mills will be seen immediately ahead.
What3Words: ///verb.remain.cheerily

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.





32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000