



Symonds  
& Sampson

109 East Street  
East Street, Bridport, Dorset

# 109 East Street

Bridport  
Dorset DT6 3LB

A delightful Grade II listed period cottage with good internal space situated close to the thriving town centre of Bridport



- Period property
- Character charm
- Close to town centre and facilities
- Grade II Listed

Guide Price **£195,000**

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE DWELLING

A charming cottage which is set within walking distance of the town. The property has been well maintained and the benefits of this highly desirable property include a recently fitted bespoke kitchen and a garden area to the rear. The property is ideal for those seeking both character and convenience.

## THE PROPERTY

Internally the property has a well proportioned sitting room centred around a cosy wood burner, perfect for the winter evenings. The stairs to the first floor rise from the far side of the room with a useful understairs cupboard. The rear aspect kitchen has a range of wall and floor bespoke kitchen units topped in solid wood work surfaces. Electrical items including an electric cooker, washing machine and undercounter fridge.

The shower room is found to the rear of the property and comprises of a double walk in shower unit with Mira shower and glass screen, basin set in a vanity unit, electric towel rail and W.C.

Upstairs there are two double bedrooms. One has built in storage whilst the other has the advantage of an en suite W.C.

## OUTSIDE

A passageway leads to the rear garden space, a perfect place to sit and enjoy the afternoon sun and possibly an al fresco meal. There is on street parking with Resident Parking Permits available and a public car park close by

## SITUATION

This property sits in the heart of Bridport, 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 an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac.

## DIRECTIONS

What3words:///enhanced.nickname.fabricate

## SERVICES

Mains electricity, water and drainage. Modern electric radiators.

Broadband - Ultrafast speed available.

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

EPC: F

## LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: B

## MATERIAL INFORMATION

The neighbouring property has a flying freehold over the alleyway and access along the alleyway to their property.



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Poor	G	85	22

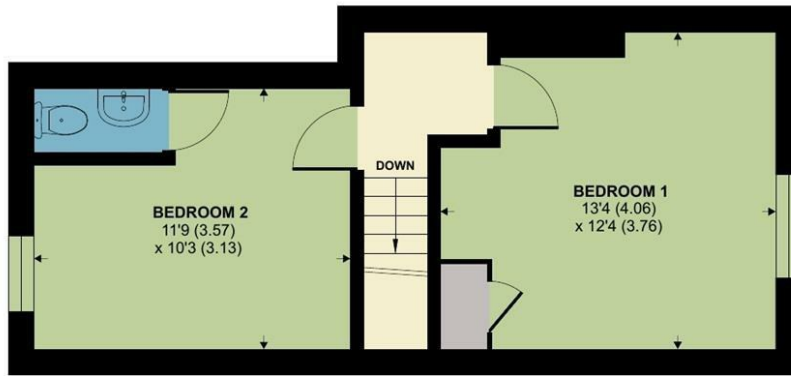
For more information on energy ratings visit [www.gov.uk/government/guidance/energy-ratings](http://www.gov.uk/government/guidance/energy-ratings)

England & Wales EPC Directive 2002/91/EC

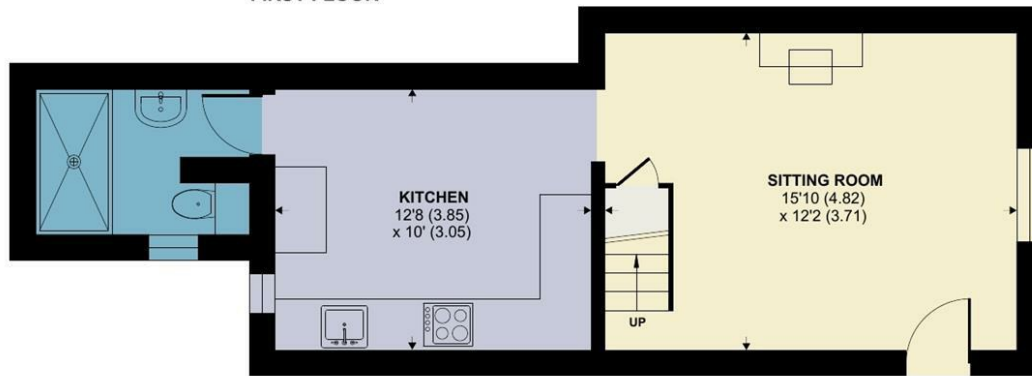
# East Street, Bridport

Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1439525



Bridport/CCC/05052026REV



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