



Symonds  
& Sampson

# 3 Brydian Court

Barrack Street, Bridport, Dorset

# 3 Brydian Court

Barrack Street  
Bridport  
Dorset DT6 3LN

An elegant two bedroom, ground floor, apartment a short step from the centre of Bridport with covered secure parking



- Private patio
- Town location
- Garage with parking
- Communal Gardens



Guide Price **£355,000**

Leasehold

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

## THE PROPERTY

The apartment is well arranged and enjoys a bright and airy feel throughout. The main living space is an open plan sitting/dining area, designed for modern living, with doors opening onto a private patio. From here, there are pleasant distant views, enhancing the sense of space and light. There are two bedrooms, with the principal bedroom benefitting from an ensuite. A separate shower room serves the remainder of the apartment. A useful storage cupboard provides additional practicality. The kitchen is good quality with the usual modern appliances one would expect.

## OUTSIDE

From the drawing room double doors lead through to an area of private patio for the exclusive use of number 3 while on two sides of the property there are communal gardens that are the most part laid to lawn with a number of benches arranged to take in the sun at different times of the day. There is a generous additional storeroom. To the front of the property there is an electric garage door that leads through to the communal underground garage which has a single dedicated parking spot for number three. There is also a lift in the underground parking that provides access to all floors.

## SITUATION

Brydian Court lies a short walk from the town hall to the centre of the vibrant former ropemaking town of Bridport. The town itself has a good range of shops, public houses and restaurants supplemented by a twice-weekly market while the world Heritage site Jurassic Coastline lies nearby to the south in West Bay. With Bridport the county town of Dorchester provides a comprehensive range of cultural recreational and shopping facilities. Dorchester has a mainline station that connects with London while road links along the A35.

## DIRECTIONS

What3words:///princely.encodeds.manicured

## SERVICES

Mains gas, electricity, drainage and water. Gas fired central heating.

Broadband - Ultrafast speed available.

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

EPC: D

## LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: E

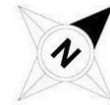
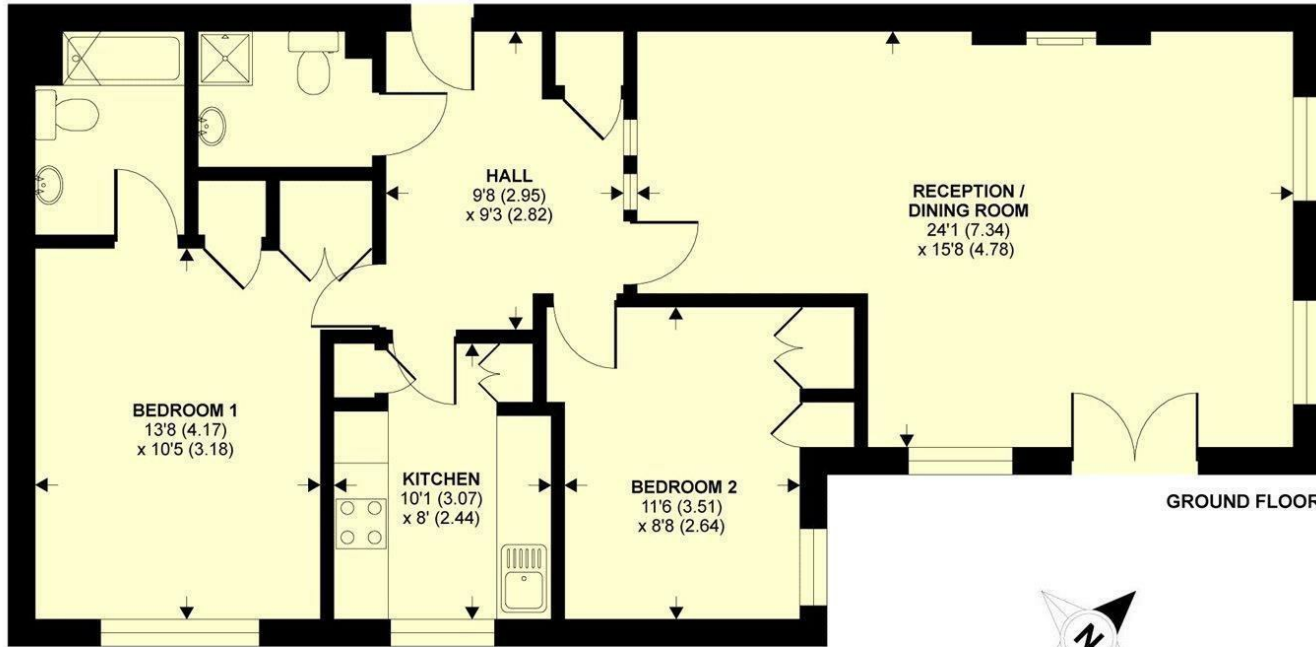
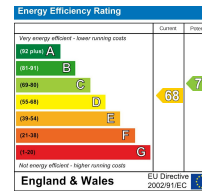
## MATERIAL INFORMATION

Lease: 999 years from and including 24 June 1999. Share of freehold. Maintenance charge approx. £1,800 on a bi annual rate. Pets allowed by previous consent from the Landlord.



# Brydian Court, Barrack Street, Bridport, DT6 3LN

APPROX. GROSS INTERNAL FLOOR AREA 888 SQ FT 82 SQ METRES



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. These plans are for representation 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 on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Symonds & Sampson REF : 165689



Bridport/DME/07052026REV



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 of 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