

**Axminster Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



40 King Street, Bridport, Dorset, DT6 3QD  
**Guide Price £285,000**



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A three bedroom townhouse centrally located to Bridport town centre, close to shops and amenities. Offered with no onward chain.





## Property Details

- Three Bedrooms
- Convenient Central Town Location
- In need of improvement
- Period Property
- Garden
- No Chain

### THE PROPERTY

A charming Grade II Listed mid-terrace house, perfectly located just a short stroll from the heart of Bridport town centre. This characterful property, arranged over three floors, offers a rare opportunity to acquire a home in such a central position, within easy reach of the town's vibrant shops, cafés, restaurants and the bustling Bucky Doo Square.

Blending a selection of original character features with more contemporary touches, this three-bedroom property provides spacious and light-filled accommodation throughout. While it would benefit from some cosmetic updating, it presents an exciting chance for a buyer to modernise and finish to their own taste, creating a highly desirable town centre home.

On the ground floor, you are welcomed into an open-plan living and dining space that combines comfort and practicality. The living area is centred around a feature fireplace with log burner, perfect for cosy evenings, while a large sash window to the front aspect floods the room with natural light. To the rear, the kitchen has been refitted in a modern design and is both stylish and functional, with ample storage, worksurfaces and a breakfast bar ideal for casual dining. Integrated appliances include a built-in double electric oven, microwave, gas hob, fridge/freezer and dishwasher.

The first floor hosts a generous and modern-looking bathroom together with the principal bedroom. The bathroom is of excellent proportions, fitted with both a freestanding bath and a large walk-in shower with splashback tiling, giving it a stylish contemporary finish. The principal bedroom, positioned to the front aspect, is also a well-sized double, comfortably accommodating furniture, with exposed wooden floorboards adding a touch of character.

The second floor provides two further bedrooms, each with their own character. Bedroom two, at the front of the property, is a

good-sized double featuring the original fireplace and an alcove cupboard providing useful hanging/storage space. Bedroom three overlooks the rear and would make an excellent single bedroom, home office or study, giving flexibility to suit a range of lifestyles.

With its central location, period status and versatile accommodation, this property has enormous potential. For buyers seeking a home within easy reach of Bridport's amenities, yet with the scope to personalise and improve, this house represents an exciting and increasingly rare opportunity.

### OUTSIDE

To the front of the property, there is a detached garden offering scope for improvement and the potential to create a seating area or space for home growing, adding an extra outdoor element to this town centre home. To the rear of the property from the kitchen door is an enclosed courtyard garden offering a private space to relax or entertain outdoors.

**Parking:** Whilst there is no parking with the property, there are parking options close-by including the Dorset Council Car Park where a yearly permit can be obtained.

### LOCATION & LIFESTYLE

Perfectly positioned just a short stroll from Bridport's bustling town centre, the property offers unrivalled access to a wide mix of shops, cafés, restaurants and the town's popular twice-weekly market. The stunning harbour and beach at West Bay lie just two miles to the south, offering easy access to the iconic Jurassic Coast and the South West Coast Path.

### PROPERTY TENURE

Freehold  
Grade II Listed

### INFORMATION

Heating Type: Gas central heating  
Broadband: Standard & Superfast Available (Check Ofcom Data)  
Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)  
Council Tax Band: C (Dorset Council)  
Flood risk: Refer to gov.uk website

### SERVICES

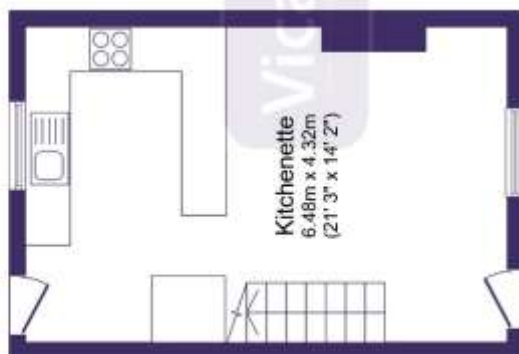
Mains electricity, gas, water and waste.

### VIEWINGS

Strictly by appointment only



King Street, Bridport, Dorset, DT6 3QD



Total floor area: 81.6 sq.m. (878 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate and should not be relied upon for any purpose. No liability is taken for any error, omission or misstatement. A party must rely upon its own measurements. Produced by www.ProjectFloorplan



**Important Information:**  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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