Symonds & Sampson

# Flat 1, Folly Mill Lodge

South Street, Bridport, Dorset

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South Street
Bridport
Dorset DT6 3QS

Pristine age-restricted ground floor, two bedroom, garden side apartment, a short level walk to both the town centre and Waitrose supermarket.

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- Town centre location
- Newly-decorated retirement apartment
- Communal sitting room
- Ground floor level access to shared facilities
- Residents parking
- No onward chain

Guide Price **£210,000**

Leasehold

Bridport Sales
01308 422092
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## THE DWELLING

Number one Folly Mill Lodge offers the perfect solution to independent living in retirement. The apartment itself is centrally located within walking distance of all the town's amenities and in contrast to its peer apartments has its own rear access along with use of a communal terrace. In addition there is a communal sitting room, in which the residents of Folly Mill Lodge can socialise as much or as little as they wish to, a laundry, a bookable guest suite and residents parking. The security of the complex is taken very seriously with access to the public through a telephone security entry system, plus there is a Lodge manager who mans the complex on a five day basis.

## ACCOMMODATION

This delightful ground floor apartment lies to the rear of the complex and has a large L-shaped room as its main living space with a sitting area to one end that looks over the terrace to the rear, and the dining area with space for a large dining table to the other end. To one side there is a well equipped kitchen with integral appliances that include a ceramic hob, an electric oven and a full size fridge freezer with a comprehensive range of floor and wall mounted units and cupboards.

The principal bedroom is spacious and has a large mirror-fronted wardrobe, whilst the second bedroom (that could be used as a second reception room if so desired) has a second mirror-fronted wardrobe and overlooks a quiet, secluded, pretty raised garden area. A fully tiled shower room serves both bedrooms and is equipped with a double sized walk-in shower, wash basin, WC and heated towel rail. The hallway is a good size and has a useful airing cupboard off, with the area between the main body of the accommodation and the door into the complex itself presenting an opportunity to hang pictures and coat hooks, making it a good space to greet visitors.

## SITUATION

The property sits right 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. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area.

## DIRECTIONS

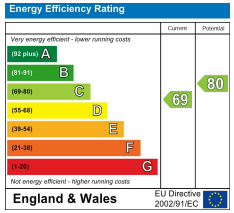
What3words///shaped.photos.speeded

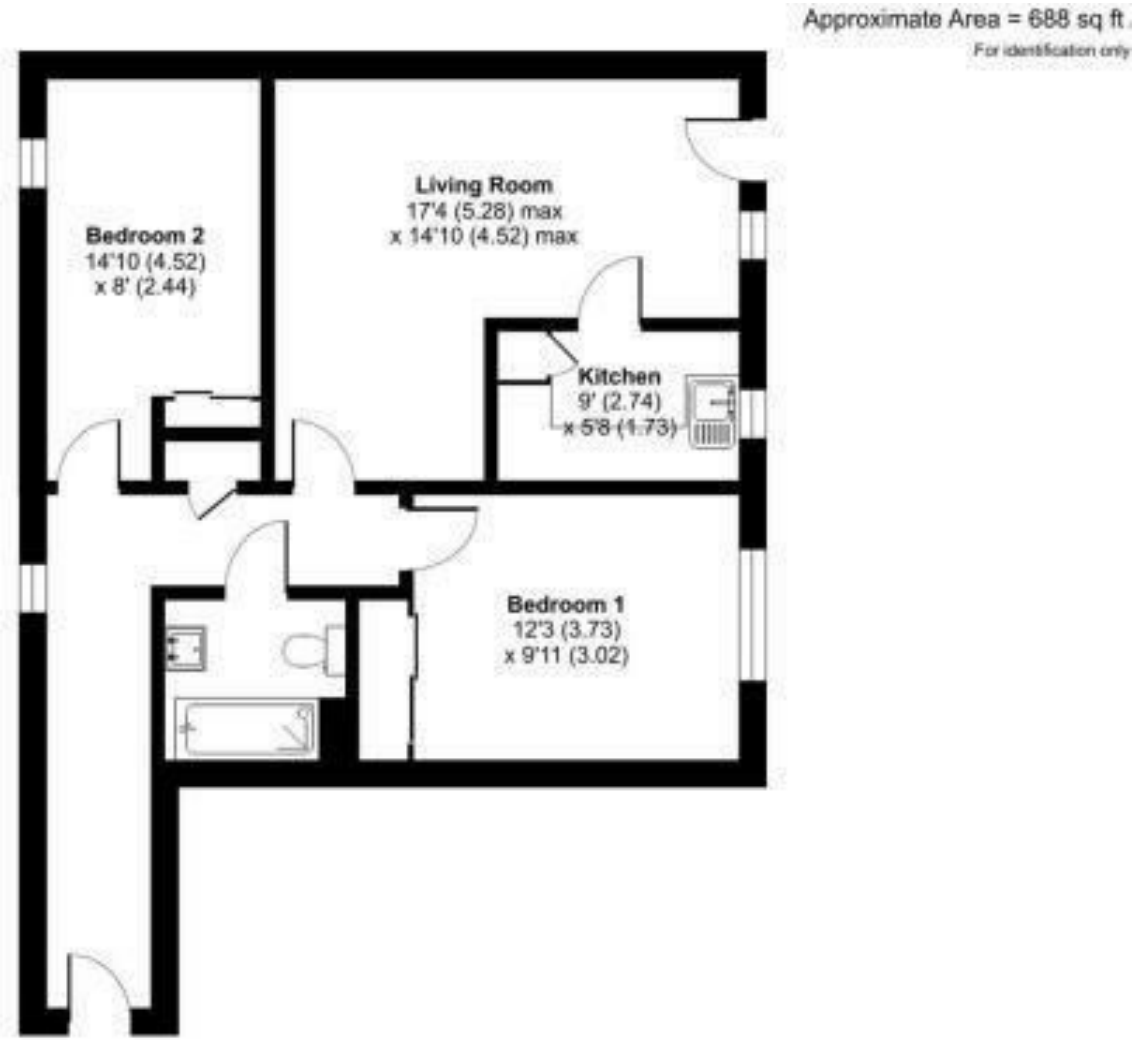
## SERVICES

Mains water, electricity and drainage. Electric heating.
Broadband - Superfast speed available.
Mobile - Indoor coverage is mostly limited and outdoors is overall likely.
https://checker.ofcom.org.uk/
We have been advised by the vendors that they have not experienced any issues with mobile coverage indoors.
Council Tax Band: D (Dorset Council - 01305 251010)
EPC: C

## MATERIAL INFORMATION

Property management company: Churchill Estate Management
Lease – 125 year from 2003
Service charge - £2,056.22 per half year
Ground rent - £212.50 per half year
Age requirement – one resident needs to be 60 years of age or more and a second resident can be no less than 55 years of age.
There is free wifi in the guest suite and an additional bonus is that residents can use guest suites in other Churchill managed properties around the country.



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