



2 James Walk, North Mills



2 James Walk, North

Bridport, Dorset, DT6 3FY

Bridport Town 0.5 Miles West Bay 3 Miles Dorchester 16 Miles

A very impressive converted character style home in a delightful riverside setting close to the town centre.

- Unique Warehouse Conversion
- Tucked Away Riverside Location
- Two Double Bedrooms
- Two Bathrooms
- Large Living/Dining Room/Kitchen
- High Specification
- Attractive Courtyard Garden & Balcony
- Close To Town and Meadows
- Freehold
- Council Tax Band C

Guide Price £340,000

THE PROPERTY

James Walk is a unique development of just 6 homes which were converted to a high standard from a former warehouse in 2019. The properties have attractive brick and timber clad elevations under a slate roof.

Number 2 is an attractive terraced character style home and the higher than average specification includes gas fired central heating, contemporary electric fire, UPVC sealed unit windows, well equipped kitchen with hard wood work surfaces and comprehensive appliances - electric oven, microwave, gas hob, an extractor fan, fridge/freezer, dishwasher, washing machine/dryer, water softener, contemporary shower room fittings and built in / fitted wardrobes. Being newly converted, it has a very high energy efficiency.

The accommodation comprises:

Ground floor - reception hall, large open plan living/dining/kitchen with French doors to the balcony, second bedroom and shower room.

First floor - landing, principal bedroom with en-suite bathroom.



OUTSIDE

The property has the benefit of its own allocated parking space.

The property has a delightful courtyard garden which has been designed for easy maintenance with paving and raised borders. To the rear, the glass sided balcony enjoys a west facing aspect over the River Brit.

SITUATION

James Walk enjoys a tucked away position just off Victoria Grove close to the delightful meadows and within easy reach of the town centre. Bridport is a thriving historic town with a twice weekly market as well as regular farmer's and monthly vintage markets and offers a range of quirky and artisan local shops. Bridport's mainstream amenities include restaurants, hotels, a cinema, art/leisure centre, supermarkets, a museum, a health centre and a number of excellent primary and secondary schools. West Bay, with its harbour, bathing beaches and access to the World Heritage coast, is only about 2 miles to the south. There is also a golf course. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach with main line rail services to London.

MANAGEMENT COMPANY

The property has a 1/6 share of the James Walk management company that manages the communal parking spaces. Service charge £50 pa.

SERVICES

All mains services. Gas fired central heating.
Broadband - Standard up to 1Mbps and Superfast up to 20Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and 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).

VIEWINGS

Viewings strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport town hall, follow West Street and take the first turning on the right into Victoria Grove. After about 1/4 mile, turn left into NorthMills and follow the road all the way down. James Walk can be found right at the end of the private road.



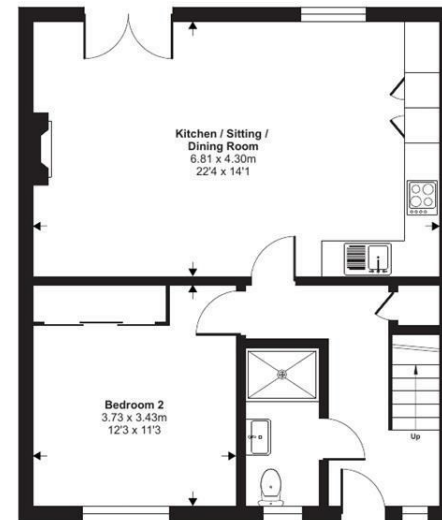
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



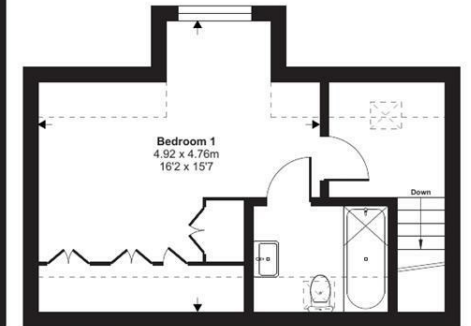
Approximate Area = 841 sq ft / 78.1 sq m
 Limited Use Area(s) = 71 sq ft / 6.5 sq m
 Total = 912 sq ft / 84.6 sq m

For identification only - Not to scale

Denotes restricted head height



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1301728

32 South Street, Bridport,
 Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	