

Axminster Branch

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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Flat 1, 20-22 Victoria Grove Bridport, Dorset, DT6 3AA
Guide Price £179,950



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A deceptively spacious two bedroom duplex apartment conveniently located central to Bridport town. Offered with no onward chain.



Property Details

- Two Double Bedrooms
- Own entrance
- Generously sized Living Room
- Newly Decorated
- Split Level Accommodation
- No Onward Chain

Located in the sought-after area of Victoria Grove this two bedroom duplex apartment is perfectly positioned within level walking distance of the town centre and amenities.

The accommodation comprises of an entrance hall with a door on the right to bedroom two, double size featuring a front aspect window, alcove shelving and an additional versatile space which could be used as a dressing/ study area. To the left of the hall is bedroom one of which is double size with a large front aspect window, original varnished wooden floor and a modern en suite shower room with shower enclosure, pedestal hand wash basin, chrome heated towel rail and extractor. Adjacent to bedroom one is a separate cloakroom WC.

A staircase leads down to lower ground floor comprising of a spacious living room with original feature fireplace, a separate kitchen/ dining room with a range of modern shaker wall and base units, wood-effect worktop with stainless steel sink, gas boiler. The bathroom comprises of a panelled bath, pedestal hand wash basin, extractor fan and wall mounted radiator. Under the stairs is a generously sized storage cupboard.

OUTSIDE

The property benefits from two private entrance doors on the ground and lower ground floor.

SITUATION

Located on Dorset's famous Jurassic Coast in the bustling market town of Bridport and within easy reach

of the idyllic fishing harbour of West Bay only a short drive away.

Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Surrounded by beautiful countryside, West Bay also marks the north-west end of the famous Chesil Beach.

Local facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

SERVICES

Mains electricity, water, drainage and gas central heating.

COUNCIL TAX

Council Tax Band: A (West Dorset Council)

PROPERTY TENURE

Leasehold (Share of Freehold)

976 Years Remaining

For more information, contact Vicary & Co

RESIDENTIAL LETTINGS

The property would make an ideal buy-to-let investment with a rental income estimated in the region of £750 - £800 PCM. Contact our Lettings department for more information.

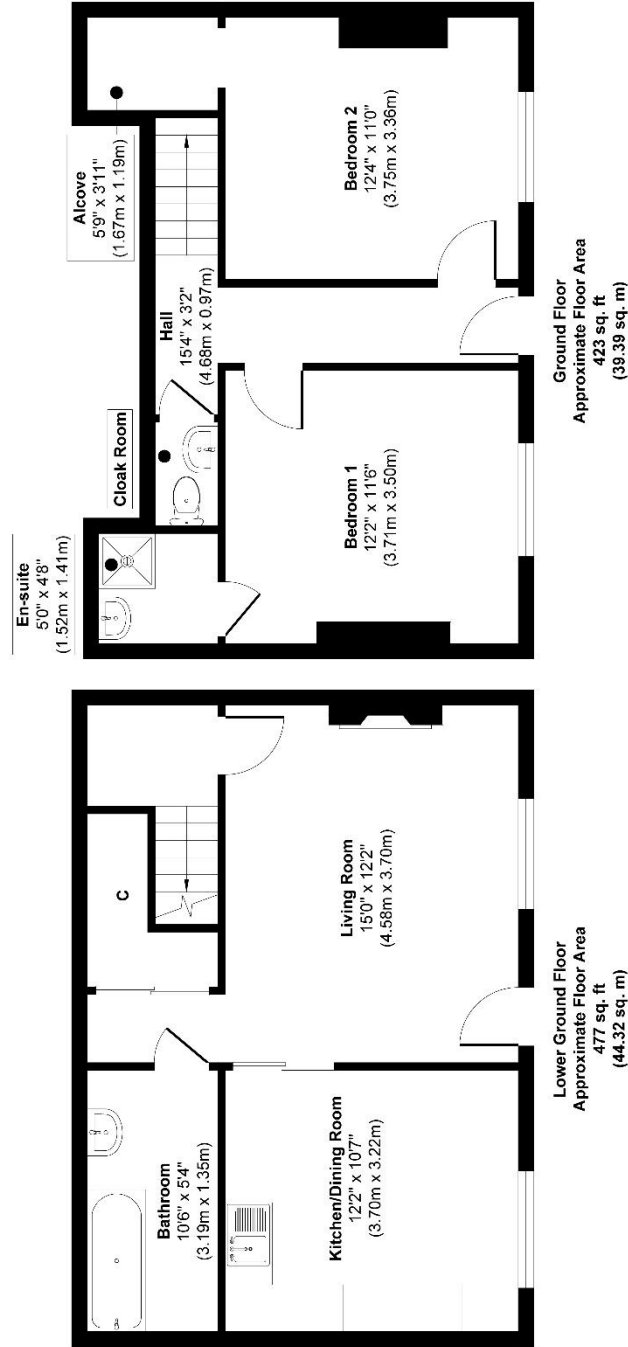
VIEWINGS

Strictly by appointment only with the vendors selling agent Vicary & Co 01297 33449 or 01308 459550.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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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