

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



Ground Floor Flat, 211, St. Andrews Road, Bridport, Dorset, DT6 3BT  
**Guide Price £175,000**



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**A period one bedroom ground floor apartment with courtyard garden, conveniently located within easy reach of Bridport town and amenities.**



## Property Details

- One Bedroom  
Converted  
Apartment
- Period Features
- Spacious  
Accommodation
- Courtyard Garden

### THE PROPERTY

A sizeable one bedroom ground floor apartment benefitting from original period features including tiled flooring in the hallway, high ceilings and a large bay window to the front of the property.

Dating back to the Victorian period, the property comprises of an entrance hall with understairs cupboard, a door to the left to the large living room with restored wooden floorboards, front aspect bay window, alcove shelving and a feature fireplace with gas fire.

The bedroom is of large double size with a rear aspect window, wooden floorboards, built-in alcove storage and a gas fireplace.

To the rear of the property is the spacious kitchen diner with a range of shaker style wall and basis units with a granite effect laminate worktop, built-in eye level oven, ceramic hob, composite sink/ drainer and an airing cupboard. There is a double glazed rear aspect window and a stable door style to the utility area. From the utility area is a modern bathroom with walk-in shower enclosure, pedestal handwash basin and WC, along with a wall mounted radiator and downflow heater.

### OUTSIDE

Outside there is a low maintenance courtyard garden with ample room for pots and planters and a perfect space for alfresco dining.

### SITUATION

The property is located on the outskirts of the charming market town of Bridport. Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. The property is conveniently located within close proximity to two supermarkets Co-op & Lidl. There are regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth. Just south of Bridport town lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline.

### PROPERTY TENURE

Leasehold

999 Years from March 1982

Ground Rent £5 Per Annum

We understand the yearly insurance and maintenance when required is a shared on a 50/50 basis between the ground floor and top floor flat.

### INFORMATION

Heating Type: Gas Central Heating.

Construction Type: Traditional Brick Construction with a slate roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside.

### SERVICES

Mains electricity, gas, water and drainage.

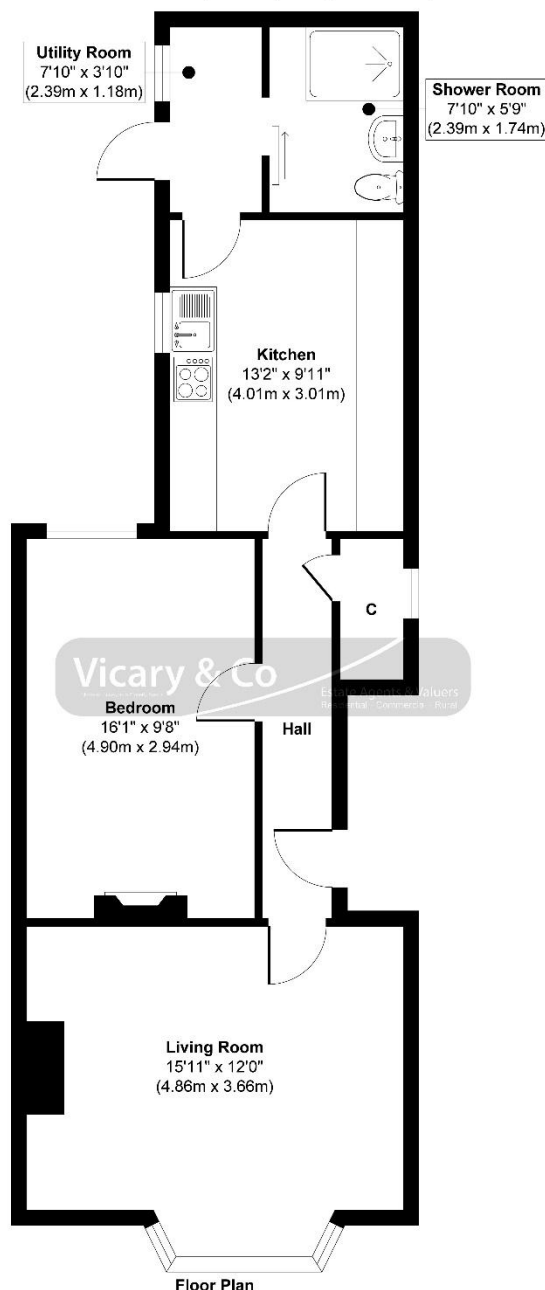
Council Tax Band: A (West Dorset Council)

### VIEWINGS

Strictly by appointment only with Vicary & Co



# St. Andrews Road, Bridport, Dorset, DT6 3BT



**Approx. Gross Internal Floor Area 648 sq. ft / 60.25 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		



## 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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