

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 3, 10, West Allington, Bridport, Dorset, DT6 5BG
Guide Price £227,500



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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 Bedroom Apartment
- Period Features
- Spacious Accommodation
- Modern Kitchen

THE PROPERTY

Located in the popular residential area of West Allington this two bedroom duplex apartment is perfectly positioned within level walking distance of the town centre and amenities. The property would make a perfect first-time buy.

The spacious accommodation occupies the top two floors of a period property and comprises of an open-plan Living Room/Kitchen with two large sash windows providing plenty of natural light and some beautiful features including an original feature fireplace and tall ceilings. The kitchen area is modern and well-equipped with contemporary light grey gloss wall and base units, an integrated oven, microwave and ceramic hob with ample room for freestanding appliances. A door leads through to the spacious double bedroom with large sash window and an open-style en suite shower with hand wash basin and walk-in shower enclosure. Adjacent to the bedroom is a separate cloakroom WC.

A staircase leads up to the top floor where you will find another double bedroom with dual aspect windows with views overlooking the church and Allington Hill. The modern bathroom is spacious and presented to a high standard with a white suite comprising of a bath, hand wash basin vanity unit, separate walk-in shower enclosure and a chrome ladder style heated towel rail. There is a large Velux window providing plentiful natural light. Just off the landing is a storage cupboard.

There is no parking with the property, however on-street parking is available nearby or a parking permit can be purchased from West Dorset Council.

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.

PROPERTY TENURE

Leasehold

999 Years from May 2012

We are informed by the Vendor that the service charge is currently £960 Per Year.

INFORMATION

Heating Type: Electric 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, water and drainage.

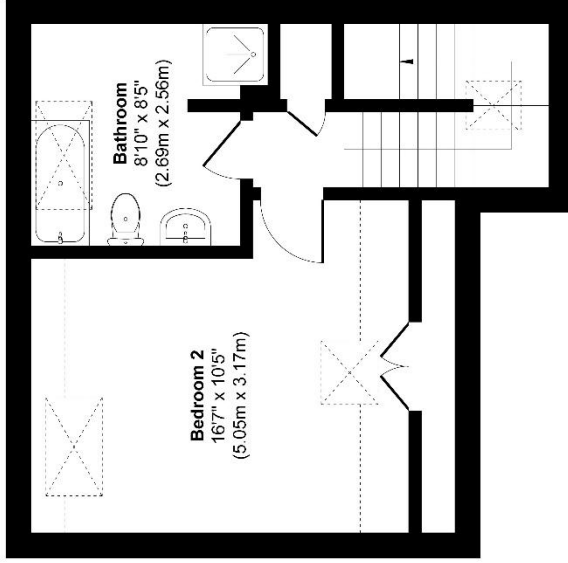
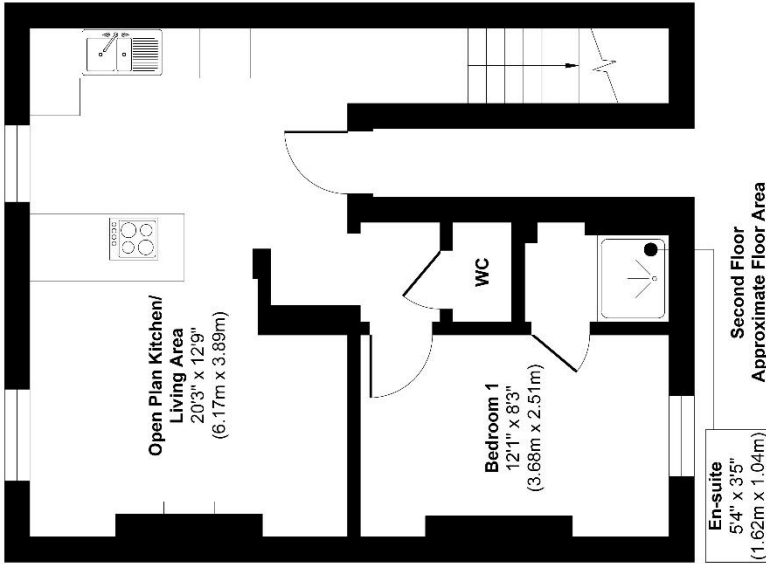
Council Tax Band: B (West Dorset Council)

VIEWINGS

Strictly by appointment only with Vicary & Co



West Allington, Bridport, Dorset, DT6 5BG



Approx. Gross Internal Floor Area 792 sq. ft / 73.65 sq. m

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F		
1-20	G	19 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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