

Axminster Branch

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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural

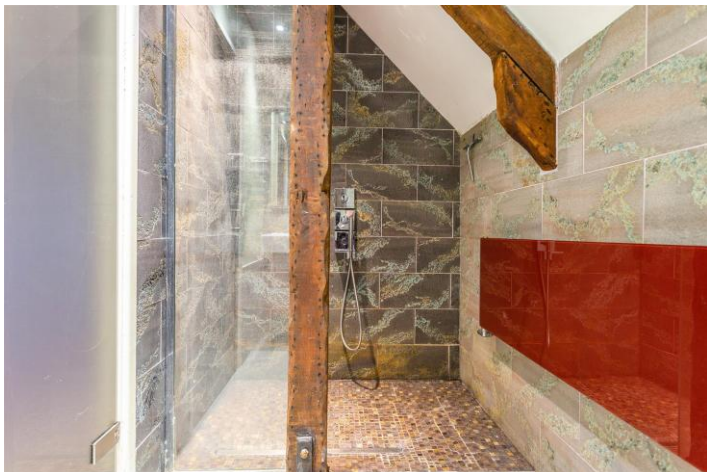


Flat 4, Summerlands, 107 West Bay Road, Bridport, DT6 4AY
Guide Price £165,000



Flat 4, Summerlands, 107 West Bay Road, Bridport, Dorset DT6 4AY
Guide Price £165,000

Spacious second floor apartment in an enviable location between Bridport town and West Bay also benefitting from off street parking.



Property Details

- Spacious and light
- Potential buy-to-let or holiday home
- Leasehold
- Between Bridport town and West Bay
- Off Street Parking
- No Onward Chain

THE PROPERTY

Located in an enviable position between Bridport town and West Bay, this spacious and light second floor apartment would make a perfect first home, bolt hole or buy-to-let investment.

The property is accessed via a communal front door area shared with one other, with stairs leading to the front door of the apartment.

From the entrance hallway, the property opens into a spacious open plan living area, with large lounge featuring high ceilings and a modern and functional kitchen space. With both front and rear aspect windows, the room benefits from plenty of natural light throughout.

The shower room can also be accessed from the entrance hallway, and features a highly modern finish while retaining some original period features of the property, with a walk in shower cubicle, WC and sink.

The bedroom is also generously sized, and benefits from two windows facing over the side of the property and would offer ample sleeping and storage space.

Outside, the property offers off road parking.

LOCATION & LIFESTYLE

In a convenient position between Bridport town and West Bay, the property benefits from easy access to the amenities offered by both locations, including local travel links, shops, restaurants and the famous Jurassic Coast.

SITUATION

Conveniently located within convenient distance of Bridport's vibrant market town, the area is surrounded by beautiful countryside and renowned for its friendly and lively culture, as well as a fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema, and museum. Regular bus services connect to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, and Weymouth. Just south of Bridport lies West Bay, an idyllic fishing village on the famous Jurassic Coast, perfect for seaside excursions.

PROPERTY TENURE

Leasehold

Term: 125 Years from 2005 (105 Years Remaining)

Service Charge & Ground Rent To Be Confirmed by vendor

INFORMATION

Heating Type: Gas Central Heating

Broadband: Speeds up to Super-Fast Available, we recommend the buyer checks availability with supplier. (Ofcom Data)

Mobile phone coverage: Network coverage is available with most suppliers and likely to be available indoors and outside on most major networks.

Flooding: See Government Website

<https://www.gov.uk/check-long-term-flood-risk>

Parking: Off road parking.

SERVICES

Mains electricity, gas, water and drainage.

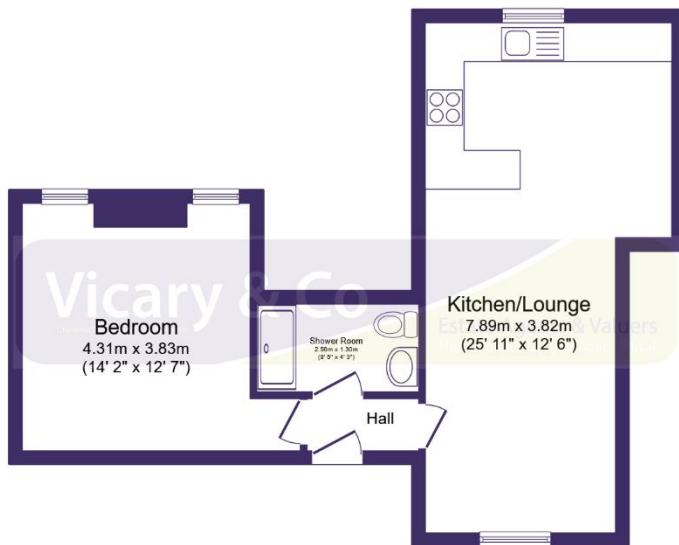
Council Tax Band: A (West Dorset Council)

EPC: C (72)

VIEWINGS

Strictly by appointment only with Vicary & Co





Floor Plan
Floor area 45.8 sq.m. (493 sq.ft.)

Total floor area: 45.8 sq.m. (493 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
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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