

Axminster Branch

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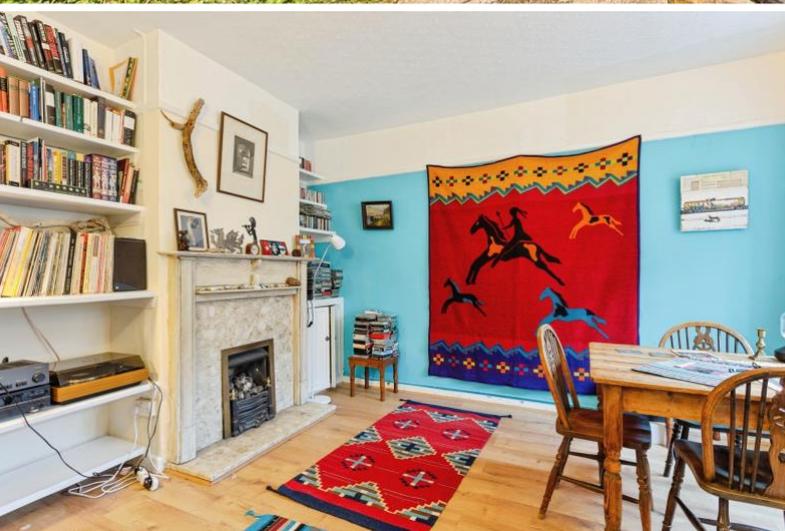
Bridport Branch

38 South Street
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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



3 Seymour Place, Bridport, Dorset, DT6 3LR
Guide Price £225,000



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A charming mid-terrace period cottage conveniently located central to Bridport town centre and local amenities.



Property Details

- **Character Cottage**
- **Gas Central Heating**
- **Freehold**
- **Convenient location**
- **Garden**
- **No Onward Chain**

THE PROPERTY

Situated in a quiet, tucked-away spot just moments from the centre of Bridport and its excellent range of amenities, this delightful two-bedroom mid-terrace cottage combines character with practicality, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property is accessed via an entrance lobby, leading to a charming farmhouse-style kitchen on the left, complete with a stainless steel sink and space for a freestanding cooker, washing machine, and fridge freezer, all complemented by a front-aspect window allowing for natural light.

The living/dining room offers a warm and inviting space, featuring a characterful gas fireplace with alcove shelving to both sides, wooden flooring underfoot and a range of attractive period-style details including a window seat, picture rails, and hand-painted stained glass-style windows.

On the first floor, stairs rise to the landing where the bathroom is positioned to the left, fitted with a bath and wall-mounted shower, pedestal hand wash basin, and WC. There is also a useful airing/storage cupboard and a roof skylight window providing natural light.

To the right is Bedroom One, a generous double room with a front-aspect window and an unusually high ceiling, enhancing the sense of space and light. Adjacent is Bedroom Two, a room that can comfortably accommodate a small double bed, featuring a cupboard housing the gas boiler along with an additional wardrobe/storage cupboard.

Enjoying a quiet tucked-away position while remaining within easy reach of local shops, cafes, and transport links, this

charming cottage presents a wonderful opportunity to acquire a home with character and charm.

OUTSIDE

Externally, the property benefits from a detached, enclosed walled garden further along the shared access path, accessible via a gate. The garden is predominantly laid to lawn and includes a summerhouse, which has been refurbished with a wood-panelled interior, insulation and electrics, making it a perfect study, home office or space for hobbies.

While there is no allocated parking, there is a long stay Dorset Council car park not far from the property where a permit can be obtained.

LOCATION & LIFESTYLE

Conveniently located central to 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

Freehold

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Stone elevations under a slate tiled roof.

Broadband: Speeds up to Super-fast may be available, we recommend the buyer checks availability with supplier (Ofcom Data).

Mobile phone coverage: Network coverage good in-home and outdoor on most major networks.

Flooding: See Government Website <https://www.gov.uk/check-long-term-flood-risk>

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: B (West Dorset Council)

EPC: D (61)



Awaiting Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 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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