Axminster Branch
5 South Street
Axminster
Devon
EX13 5AD
01297 33449
sales@vicaryandco.com

Bridport Branch
38 South Street
Bridport
Dorset
DT6 3NN
01308 459550
info@vicaryandco.com

vicaryandco.com

Vicary & Co
Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural

56, St. Swithins Road, Bridport, Dorset, DT6 5DQ

Guide Price £175,000 – Leasehold

56, St. Swithins Road, Bridport, Dorset, DT6 5DQ

Guide Price £175,000 – Leasehold

This spacious first-floor apartment offers well-proportioned two-bedroom accommodation, situated on St Swithins Road. The property enjoys convenient access to Bridport town centre, a range of local amenities. Offered with no onward chain.

Property Details

- Two Bedroom First Floor Apartment
- Garden
- Convenient location
- Spacious accommodation

THE PROPERTY

The property is entered via private steps up to an entrance porch, which in turn leads through to the main hallway, where a number of built-in storage cupboards provide useful and practical space.

Inside, the apartment is thoughtfully arranged and comprises a spacious lounge, a kitchen, a separate utility room, two generous double bedrooms, and a family bathroom.
A wide and welcoming hallway provides access to all principal rooms. The living room is bright and airy, benefiting from dual-aspect windows that allow for plenty of natural light, and features a fireplace with a gas fire.

Set across the hallway, the kitchen is presented with a fitted with a range of farmhouse style wall and base units. There is room for a freestanding cooker and fridge freezer, as well as space for a dining table, making it a practical and sociable area. The kitchen also leads through to a utility room, which provides additional cupboard space, houses the gas-fired boiler, and accommodates further domestic appliances.

Both bedrooms are well-sized doubles. The principal bedroom is particularly spacious, enjoying a front aspect and benefiting from two built-in wardrobes. The second bedroom overlooks the rear and also includes a built-in storage cupboard.
The bathroom is fitted with stone effect aqua wall boards with a suite comprising a corner shower, wash hand basin and WC.
Additional storage is a notable feature throughout, with several large built-in cupboards located within the hallway and kitchen areas.

OUTSIDE

Externally, the property benefits from its own area of garden, currently laid open plan alongside the neighbouring property. This space is mainly laid to lawn with a seating area and could be enclosed further to create a more private setting, subject to a buyer's preference. There is also an additional lawned section to the side of the building with a pathway providing access to the street, along with an outhouse offering useful external storage.
While the property does not include allocated parking, there is ample on-street parking available to the front on a first-come, first-served basis.

SITUATION

St Swithins Road is just a short stroll from Bridport town centre, bus station, medical facilities and an array of independent shops. The town boasts a twice-weekly street market, a vibrant arts scene, excellent dining options. A nearby footpath provides access directly into Bridport town opposite Waitrose supermarket. There are scenic walking routes to the coast and surrounding hills with Allington Hill just a short walk away. West Bay and the Jurassic Coast are approximately two miles away and easily accessible by foot or cycle.

PROPERTY TENURE

Leasehold
It is understood that the property is held on a 125-year lease dating from Nov 1986 (85 years remaining) with a monthly service charge of £38.74 Payable to Magna Housing.
Charges should be confirmed by Legal representative.

Subject to a local Section 157 Restriction.

INFORMATION

Heating Type: Gas central heating

Construction Type: Conventional construction with flat roof.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

Parking: On street, first come first serve

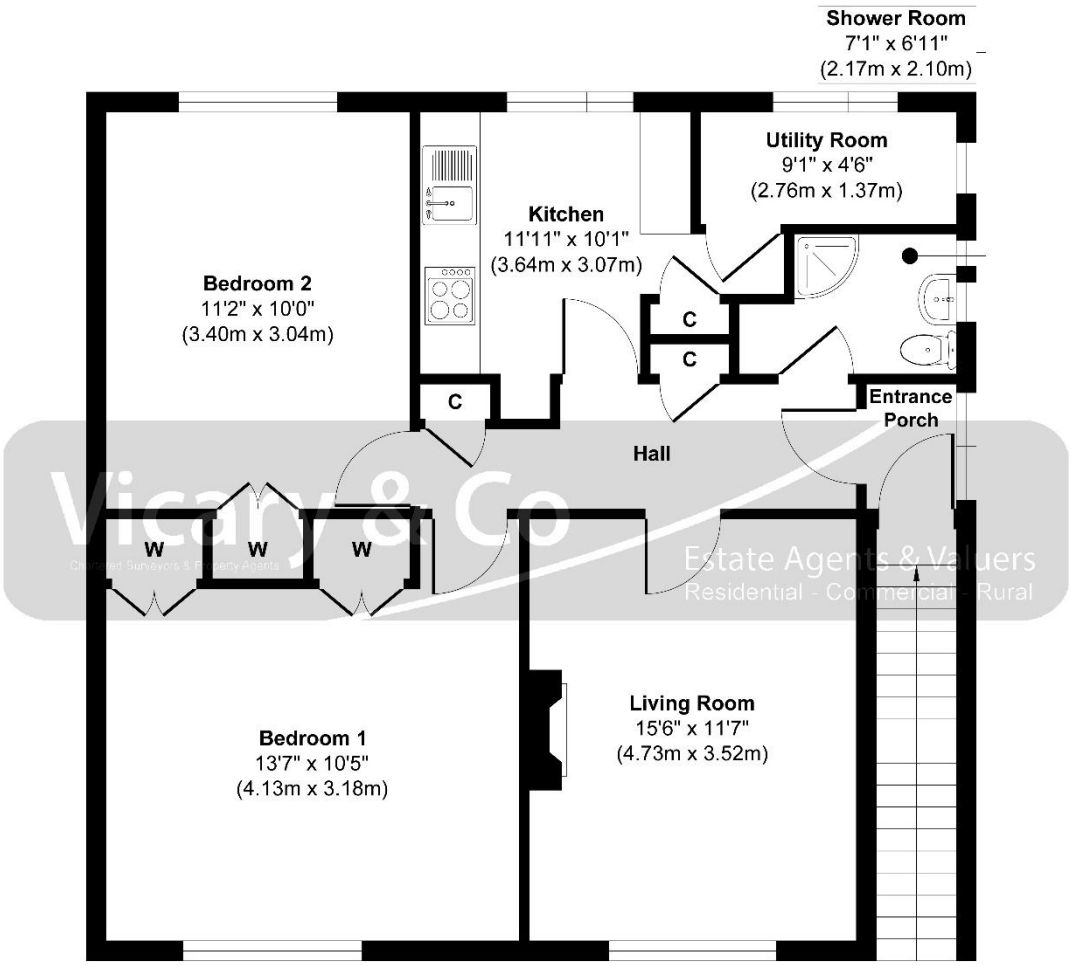
SERVICES

Mains electricity, Gas, Water and drainage.
Council Tax Band: A (Dorset Council)
EPC: D (56)

VIEWINGS

Strictly by appointment only with Vicary & Co

St. Swithins Road, Bridport, Dorset, DT6 5DQ



Vicary & Co
Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural

Floor Plan

Approx. Gross Internal Floor Area 711 sq. ft / 66.14 sq. m

Produced by Elements Property

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.

Axminster Branch
5 South Street
Axminster
Devon
EX13 5AD
01297 33449
sales@vicaryandco.com

Bridport Branch
38 South Street
Bridport
Dorset
DT6 3NN
01308 459550
info@vicaryandco.com

Vicary & Co
Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural

rightmove RICS The Property Ombudsman Zoopla

vicaryandco.com