

**Vicary & Co Estate Agents & Valuers**

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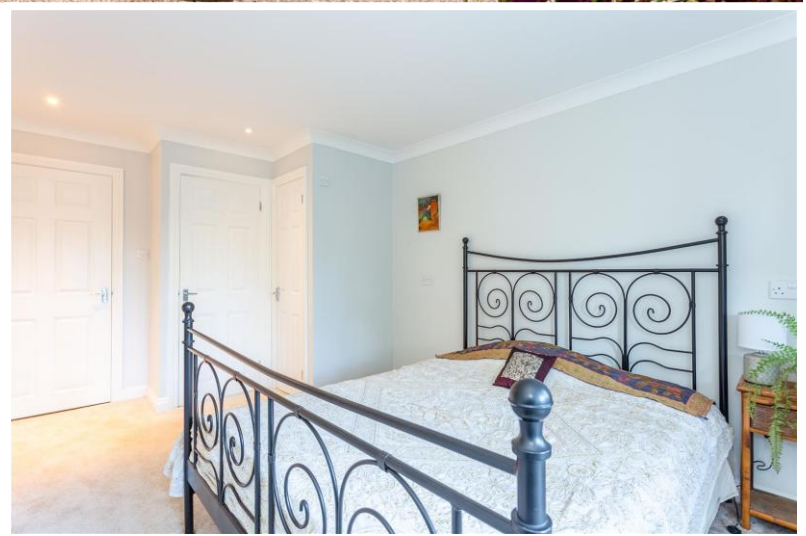
**vicaryandco.com**

# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**

Residential - Commercial - Rural



**12 St. James Park, Higher Street, Bradpole, Bridport, Dorset, DT6 3UR**  
**Guide Price £215,000**



12 St. James Park, Higher Street, Bridport, Bradpole, Dorset, DT6 3UR  
Guide Price £215,000

A two bedroom ground floor apartment for the over 55's with a private patio garden, garage and well-maintained communal gardens, close to Bradpole village centre with a footpath into town centre of Bridport. No onward chain.



# Property Details

- Two Bedrooms
- Garden
- Spacious Living / Dining Room
- No Onward Chain
- Garage
- Well-presented throughout

This well-presented two-bedroom ground floor apartment is situated within the popular over-55s development of St James Park, conveniently located in the heart of Bradpole and within easy reach of Bridport's vibrant town centre. The property is offered for sale with no onward chain.

Accessed via a communal hallway, the front door opens into a spacious entrance hall, providing entry to all principal rooms. The main living area is a generously sized rear-aspect lounge, featuring French doors that open onto a private, enclosed rear garden. The adjoining kitchen is fitted with a range of base and eye-level units, a freestanding electric cooker with extractor hood, and an integrated fridge/freezer.

Also accessed from the hallway are two bedrooms. The principal bedroom is particularly spacious and benefits from a front aspect with French doors leading to the garden, creating a light and airy feel. It also includes a built-in wardrobe and an en suite cloakroom with WC and wash hand basin. The second bedroom is good size, enjoying both front and side aspects with a built-in storage cupboard/ wardrobe.

The bathroom has been modernised in recent years and comprises a contemporary white suite, including a walk-in corner shower, heated towel rail, wash hand basin, WC and bidet.

A useful store/utility room, also accessed from the entrance hall, completes the internal accommodation with plumbing for a washing machine.



## OUTSIDE

The enclosed rear garden, accessible from both the lounge and principal bedroom, has been well maintained and features a patio seating area adjoining the property, along with a variety of attractive flower and shrub beds.

The property further benefits from a single garage located in a nearby block. Additional resident parking is available within the development on a first-come, first-served basis.

To the front of the property is a communal garden and seating area.

## SITUATION

The village of Bradpole offers a selection of local facilities including a butchers' shop, village hall, church and public house along with a regular bus service to the centre of Bridport. From Bradpole there is a dedicated footpath that leads to Bridport town.

Nearby 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. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

Approximately 3 miles South of Bradpole is the idyllic fishing harbour of West Bay which also marks the north-west end of the famous Chesil Beach.

## SERVICES

Mains electricity, water, drainage and mains gas central heating.

## COUNCIL TAX

Council Tax Band: C (West Dorset Council)

## PROPERTY TENURE

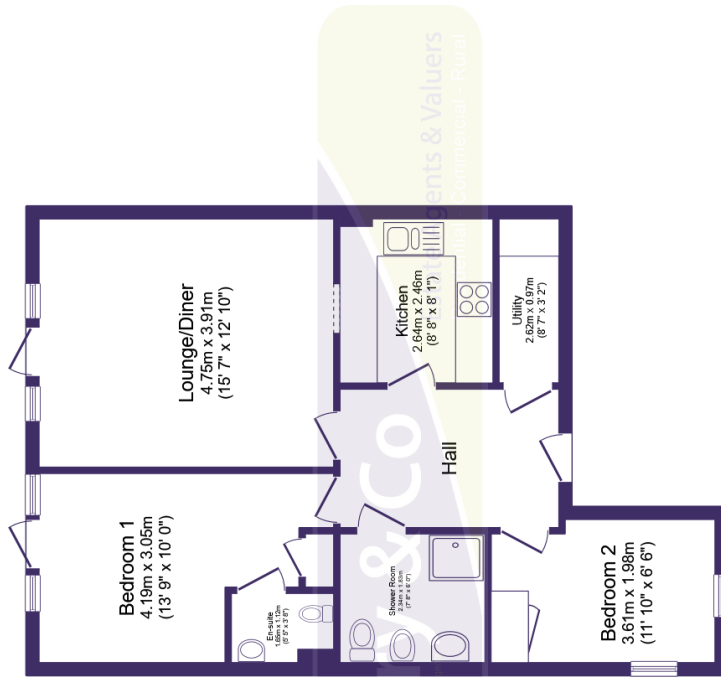
999 year lease from 1988. A service charge of £1600 per annum (payable half yearly). The garage is held on a 125 year lease from 1988 with a service charge of £200 per annum (payable half yearly).

## VIEWINGS

Strictly by appointment only with the vendors selling agent Vicary & Co.



St James Park, Bradpole, Dorset, DT6 3UR



### Floor Plan

Floor area 65.7 sq.m. (707 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area: 65.7 sq.m. (707 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.co



#### 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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