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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



13 Down End Court Crock Lane, Bridport, Dorset, DT6 4HZ
Guide Price £175,000



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A well-presented purpose-built two bedroom maisonette situated on the edge of Bridport town, within easy reach of local amenities. The property offers modern kitchen and bathroom facilities, a single garage, communal parking and attractive views across the surrounding countryside, including views towards the iconic Colmers Hill. Council Tax Band: B Leasehold with share of Freehold.



Property Details

- 2 Bedroom Maisonette
- Popular Location.
- Superb Views across Bridport to countryside beyond
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Garage
- Small communal Garden

Situated at Down End Court, this self-contained maisonette forms one of 18 properties constructed in the 1980s. The property is arranged over two floors, with the living accommodation on the first floor and two bedrooms on the second floor. From the upper floor, far-reaching views extend towards Colmers Hill to the west, with further views over the local countryside.

The property has its own private entrance leading into the first-floor living accommodation. The sitting room is positioned to one side, with the kitchen/diner to the other, creating a practical and sociable living space. The kitchen enjoys attractive views and is fitted with a comprehensive range of wall and floor-mounted units and cupboards, incorporating an integrated undercounter electric oven, ceramic hob and extractor above.

Central to the first floor is the family bathroom, fitted with a bath with shower facility and a vanity wash hand basin, electric heated towel rail.

On the second floor are two well-proportioned bedrooms, each offering ample space for large wardrobes, adjacent to this is a cloakroom WC.

The property benefits from electric heating and double glazing.

Outside
Down End Court benefits from attractive views across the surrounding countryside to the rear of the development. The communal grounds include a patio seating area, maintained lawns, parking and communal washing lines. The property also benefits from a single garage located within a nearby block, accessed via the archway.

Living Room: 4.029 x 3.063m
L shaped Kitchen/Diner: 1.485 x 4.357m; 4.191 x 1.33m
Bedroom One: 4.912 x 3.220m
Bedroom Two: 4.183 x 3.490m
Bathroom: 1.650 x 1.855m

Downend Court is situated on the edge of the vibrant market town of Bridport. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

PROPERTY TENURE

Leasehold, with 1/18 Share of Freehold.
It is understood that the property is held on a 999 year lease with 958 years remaining
with a yearly service charge of £1,058 for 2026/2027.
No pets or short term lets.
Charges should be confirmed by Legal representative.

INFORMATION

Heating Type: Electric Heating with underfloor heating to kitchen and bathroom.

Broadband: Check Ofcom site

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

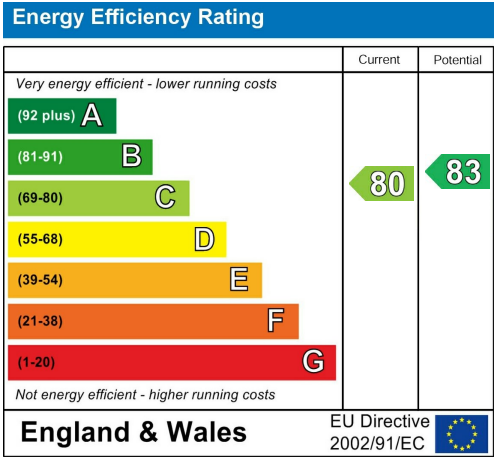
Parking: Garage

SERVICES

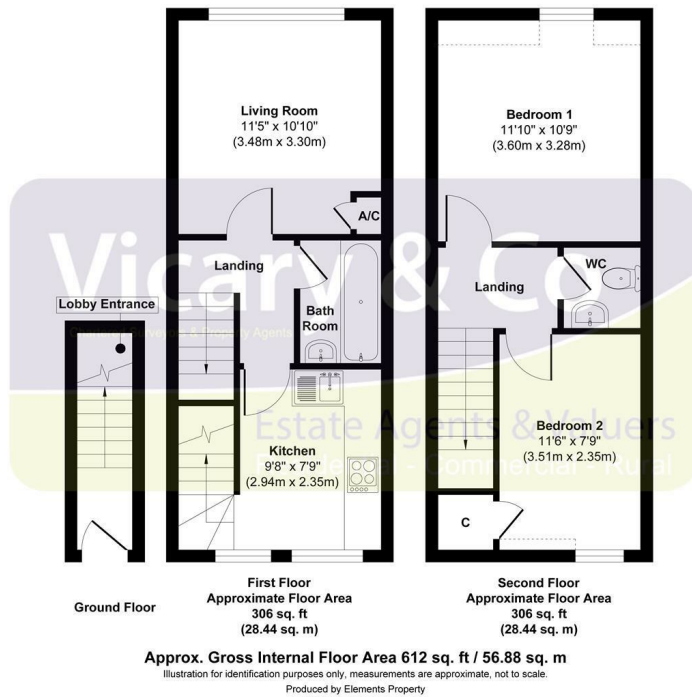
Mains electricity, Water and drainage.
Council Tax Band: B (Dorset Council)
EPC: C

VIEWINGS

Strictly by appointment only with Vicary & Co



Down End Court, Crock Lane, Bridport, DT6 4HZ



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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