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Residential - Commercial - Rural

# 11 Seymour Place, Bridport, DT6 3LR

## Guide Price £150,000

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One-bedroom Grade II Listed terraced cottage situated in the popular Seymour Place, just moments from Bridport town centre. Offering excellent scope for refurbishment, the property comprises a reception room, kitchen, bedroom and bathroom. An appealing opportunity for buyers looking for a character home with potential in a convenient central location.
Lot 2 There is a further area of garden and a small outhouse available by separate negotiation.

# Property Details

- One Bedroom Terraced Cottage
- Garden
- Close to town centre
- Refurbishment project
- Character features

THE PROPERTY
Situated in a quiet, tucked-away spot just moments from the centre of Bridport and its excellent range of amenities, this delightful Grade 2 Listed one-bedroom mid-terrace cottage is ideal purchase for buyers seeking a refurbishment project.

The property is accessed via the sitting room with night storage heater, leading to a kitchen with cupboards and sink unit on the right.

On the first floor, stairs rise to the landing and bedroom and bathroom with suite comprising panelled bath, low level w/c and hand basin.

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 period home.

OUTSIDE
Externally, the property benefits from a garden area with shrubs to the front with a garden chalet.

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.

Lot 2 There is a further area of garden and small out house located a short distance from the cottage which can be purchased by separate negotiation.( Contact agent for further information).

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

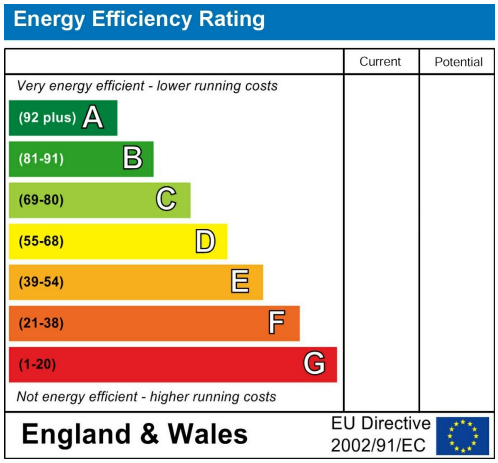
INFORMATION
Heating Type: Part electric.
Construction Type: Colour washed elevations under a slate tiled roof.
Broadband: Speeds up to Super-fast may be available, we recommend the buyer checks availability with supplier (Ofcom Data).
Mobile phone coverage: Network coverage good in-home and outdoor on most major networks.Check Ofcom Data
Flooding: See Government Website
https://www.gov.uk/check-long-term-flood-risk

SERVICES
Mains electricity, water and drainage.

Council Tax Band: B (West Dorset Council)

EPC: Grade 2 Listed

VIEWINGS
Strictly by appointment only with Vicary & Co



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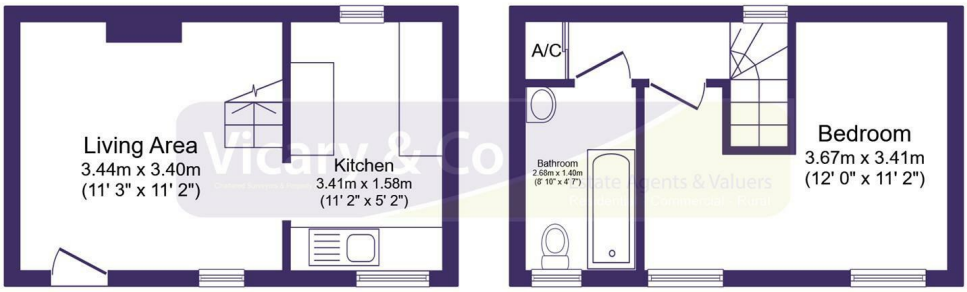


Ground Floor First Floor

Total floor area: 40.1 sq.m. (432 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

**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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