

Vicary & Co
38 South Street
Bridport
Dorset
DT6 3NN
01308 459550
sales@vicaryandco.com
vicaryandco.com

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



23 West Court, Bridport, DT6 5BX

Guide Price £185,000



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Located in the charming town of Bridport, this delightful apartment at West Court offers a perfect blend of comfort and convenience, this well-appointed residence features two spacious bedrooms, ideal for a small family or those seeking a peaceful retreat. The single reception room provides a warm and welcoming space, perfect for relaxation after shopping in the town. Constructed in 1955, the apartment retains a sense of character while offering modern living amenities. The well-designed layout ensures that every inch of space is utilised effectively, creating a homely atmosphere. One of the standout features of this property is the garage, a valuable asset in this desirable area. Residents can enjoy the ease of access to local amenities, shops, and the stunning coastline that Bridport is renowned for.



Property Details

- 2 Bedrooms
- Kitchen
- Town Centre Location
- Light and spacious sitting room
- Garage

THE PROPERTY

This superb two-bedroom second floor apartment is conveniently positioned within a short walk of Bridport town centre, offering generous accommodation and the particularly useful benefit of a garage. Ideally suited to those seeking a conveniently located home, the property would suit a variety of buyers .The accommodation is arranged around a central entrance hall, providing access to all principal rooms. The light and spacious sitting room is a particular feature, centred around a feature fireplace and complemented by a large bay window, allowing plenty of natural light to fill the space .The kitchen offers a range of base units and wall units. fitted oven and hob and space for a washing machine. Useful utility room. There are two well-proportioned bedrooms positioned at either end of the apartment, .Further accommodation includes a well appointed bathroom.

Outside, residents enjoy access to communal front and rear gardens, together with a communal drying area to the rear. A driveway accessed from North Allington leads to the parking area, where the property benefits from a single garage.

Location

The property is particularly well positioned for those wishing to enjoy easy access to Bridport town centre, with its wide range of independent shops, cafés, restaurants and regular markets all within comfortable walking distance.

Bridport is a vibrant and popular market town with a strong sense of community and an excellent range of everyday amenities. The town is surrounded by some of West Dorset's most attractive countryside, offering numerous opportunities for walking and exploring the local area.

The nearby coastal village of West Bay, approximately one mile away, provides access to the stunning Jurassic Coast, local beaches and the South West Coast Path, making this an appealing location for those wishing to enjoy both town and coastal living.

Additional Information

- Tenure: Leasehold with a share of freehold
- Lease: 999 years from 1993
- Ground Rent: None
- Service Charge: £1,500 per annum
- Parking: One allocated parking space
- Utilities: Mains gas, electricity and water
- Drainage: Mains drainage
- Broadband: Please refer to the Ofcom website for availability and speeds
- Mobile Signal: Please refer to the Ofcom website for coverage information
- Flood Risk: Please refer to the GOV.UK long-term flood risk service
- Council Tax Band: B
- Restrictions: No pets permitted. The property cannot be used as a holiday let.

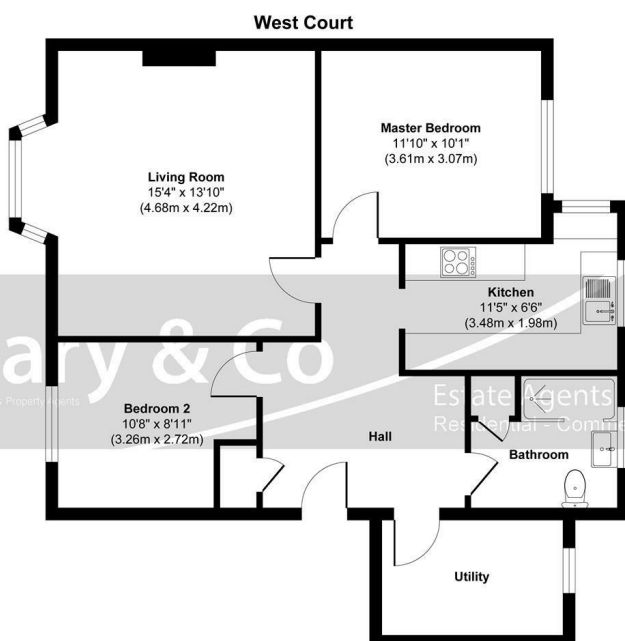


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



Approx. Gross Internal Floor Area 782 sq. ft / 72.71 sq. m
Produced by Elements Property

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