

Flat 12, Folly Mill Lodge

South Street, Bridport



Flat 12, Folly Mill Lodge

South Street
Bridport
Dorset DT6 3QS

Apartment in over 60's complex with residents' parking.



- 1st floor apartment
- Includes use of guest suite in building
 - Lift access
 - No onward chain
- Communal residents sitting room
- Residents' parking

Guide Price **£195,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Folly Mill Lodge offers the perfect solution for independent living in retirement. The lodge is centrally located within walking distance of all the town's many amenities and offers communal facilities including a residents lounge where regular activities are held, a laundry room, lift to all floors, residents parking and a guest suite. The security of the complex is taken very seriously with access via a telephone entry system. A Lodge manager looks after the complex on a five day basis - additionally there is 24 hour Careline emergency support.

ACCOMMODATION

Number 12 is a delightful, light and bright first floor apartment lying to the rear of the complex in a very quiet and private corner. The flat comprises a large L-shaped lounge with plenty of space for comfort and entertaining, allowing both a generous sitting area and space for a dining table and chairs. A sliding door leads off the lounge into a well equipped kitchen with integral appliances that include a ceramic hob, an electric oven, a fridge and a freezer. There is a comprehensive range of floor and wall units.

The principal bedroom is spacious, with a generous built in wardrobe as well as plenty of room for additional storage. The second bedroom is also a good size with a mirror-fronted double wardrobe. The fully tiled shower room is equipped with a double sized walk-in shower, wash basin, WC and heated towel rail.

SITUATION

The property sits right in the heart of Bridport, a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. 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.

DIRECTIONS

What3words///shaped.photos.speeded

SERVICES

Mains electricity, water and drainage.
Water charges are included in service charge payment
Broadband - Superfast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: Band C

LOCAL AUTHORITY

Dorset Council 01305 251010
Tax Band: D

MATERIAL INFORMATION

Property management company: Churchill Estate Management
Lease - 125 year from 1st April 2002
Service charge - £4,111.35 per annum
Ground rent - £956.19 per annum
Age requirement - one resident needs to be 60 years of age or more and a second resident can be no less than 55 years of age.
There is free wifi in the guest suite and an additional bonus is that residents can use guest suites in other Churchill managed properties around the country.



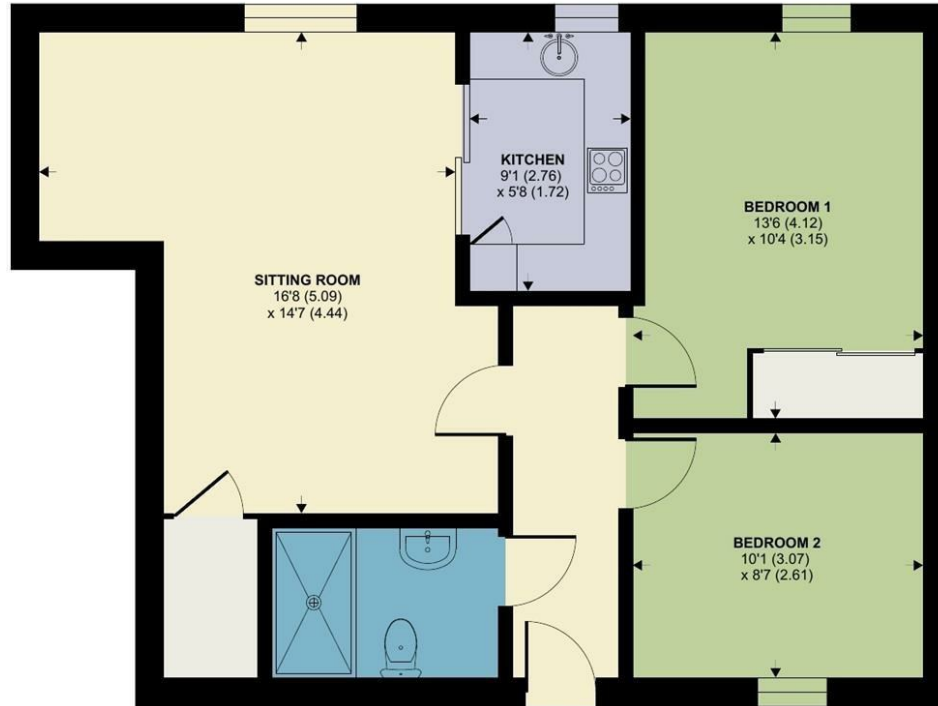


South Street, Bridport

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Total energy efficient - lower running costs		
85-91 A		
74-84 B		
69-73 C		
64-68 D		
59-63 E		
54-58 F		
49-53 G		
Not energy efficient - higher running costs		
England & Wales	70	79
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1484589



BRI/CCC/13072026



01308 422092

bridport@symondssandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT