



Symonds
& Sampson

109 East Street
Bridport, Dorset

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Bridport
Dorset DT6 3LB

A delightful Grade II listed period cottage with good internal space situated close to the thriving town centre of Bridport



- Period property
- Character charm
- Close to town centre and facilities
- Grade II Listed

Guide Price **£185,000**

Freehold

Bridport Sales
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THE DWELLING

A charming cottage which is set within walking distance of the town. The property has been well maintained and the benefits of this highly desirable property include a recently fitted bespoke kitchen and a garden area to the rear. The property is ideal for those seeking both character and convenience.

THE PROPERTY

Internally the property has a well proportioned sitting room centred around a cosy wood burner, perfect for the winter evenings. The stairs to the first floor rise from the far side of the room with a useful understairs cupboard. The rear aspect kitchen has a range of wall and floor bespoke kitchen units topped in solid wood work surfaces. Electrical items including an electric cooker, washing machine and undercounter fridge.

The shower room is found to the rear of the property and comprises of a double walk in shower unit with Mira shower and glass screen, basin set in a vanity unit, electric towel rail and W.C.

Upstairs there are two double bedrooms. One has built in storage whilst the other has the advantage of an en suite W.C.

OUTSIDE

A passageway leads to the rear garden space, a perfect place to sit and enjoy the afternoon sun and possibly an al fresco meal. There is on street parking with Resident Parking Permits available and a public car park close by

SITUATION

This property sits 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.

DIRECTIONS

What3words:///enhanced.nickname.fabricate

SERVICES

Mains electricity, water and drainage. Modern electric radiators.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: F

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: B

MATERIAL INFORMATION

The neighbouring property has a flying freehold over the alleyway and access along the alleyway to their property.



Energy Efficiency Rating	
Very energy efficient - lowest running costs	Current
100-150 kWh/m ² A	85
150-200 kWh/m ² B	
200-250 kWh/m ² C	
250-300 kWh/m ² D	
300-350 kWh/m ² E	
350-400 kWh/m ² F	
400-450 kWh/m ² G	22
450-500 kWh/m ² H	
500-550 kWh/m ² I	
550-600 kWh/m ² J	
600-650 kWh/m ² K	
650-700 kWh/m ² L	
700-750 kWh/m ² M	
750-800 kWh/m ² N	
800-850 kWh/m ² O	
850-900 kWh/m ² P	
900-950 kWh/m ² Q	
950-1000 kWh/m ² R	
1000-1050 kWh/m ² S	
1050-1100 kWh/m ² T	
1100-1150 kWh/m ² U	
1150-1200 kWh/m ² V	
1200-1250 kWh/m ² W	
1250-1300 kWh/m ² X	
1300-1350 kWh/m ² Y	
1350-1400 kWh/m ² Z	
1400-1450 kWh/m ² AA	
1450-1500 kWh/m ² AB	
1500-1550 kWh/m ² AC	
1550-1600 kWh/m ² AD	
1600-1650 kWh/m ² AE	
1650-1700 kWh/m ² AF	
1700-1750 kWh/m ² AG	
1750-1800 kWh/m ² AH	
1800-1850 kWh/m ² AI	
1850-1900 kWh/m ² AJ	
1900-1950 kWh/m ² AK	
1950-2000 kWh/m ² AL	
2000-2050 kWh/m ² AM	
2050-2100 kWh/m ² AN	
2100-2150 kWh/m ² AO	
2150-2200 kWh/m ² AP	
2200-2250 kWh/m ² AQ	
2250-2300 kWh/m ² AR	
2300-2350 kWh/m ² AS	
2350-2400 kWh/m ² AT	
2400-2450 kWh/m ² AU	
2450-2500 kWh/m ² AV	
2500-2550 kWh/m ² AW	
2550-2600 kWh/m ² AX	
2600-2650 kWh/m ² AY	
2650-2700 kWh/m ² AZ	
2700-2750 kWh/m ² BA	
2750-2800 kWh/m ² BB	
2800-2850 kWh/m ² BC	
2850-2900 kWh/m ² BD	
2900-2950 kWh/m ² BE	
2950-3000 kWh/m ² BF	
3000-3050 kWh/m ² BG	
3050-3100 kWh/m ² BH	
3100-3150 kWh/m ² BI	
3150-3200 kWh/m ² BJ	
3200-3250 kWh/m ² BK	
3250-3300 kWh/m ² BL	
3300-3350 kWh/m ² BM	
3350-3400 kWh/m ² BN	
3400-3450 kWh/m ² BO	
3450-3500 kWh/m ² BP	
3500-3550 kWh/m ² BQ	
3550-3600 kWh/m ² BR	
3600-3650 kWh/m ² BS	
3650-3700 kWh/m ² BT	
3700-3750 kWh/m ² BU	
3750-3800 kWh/m ² BV	
3800-3850 kWh/m ² BW	
3850-3900 kWh/m ² BX	
3900-3950 kWh/m ² BY	
3950-4000 kWh/m ² BZ	
4000-4050 kWh/m ² CA	
4050-4100 kWh/m ² CB	
4100-4150 kWh/m ² CC	
4150-4200 kWh/m ² CD	
4200-4250 kWh/m ² CE	
4250-4300 kWh/m ² CF	
4300-4350 kWh/m ² CG	
4350-4400 kWh/m ² CH	
4400-4450 kWh/m ² CI	
4450-4500 kWh/m ² CJ	
4500-4550 kWh/m ² CK	
4550-4600 kWh/m ² CL	
4600-4650 kWh/m ² CM	
4650-4700 kWh/m ² CN	
4700-4750 kWh/m ² CO	
4750-4800 kWh/m ² CP	
4800-4850 kWh/m ² CQ	
4850-4900 kWh/m ² CR	
4900-4950 kWh/m ² CS	
4950-5000 kWh/m ² CT	
5000-5050 kWh/m ² CU	
5050-5100 kWh/m ² CV	
5100-5150 kWh/m ² CW	
5150-5200 kWh/m ² CX	
5200-5250 kWh/m ² CY	
5250-5300 kWh/m ² CZ	
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5700-5750 kWh/m ² DI	
5750-5800 kWh/m ² DJ	
5800-5850 kWh/m ² DK	
5850-5900 kWh/m ² DL	
5900-5950 kWh/m ² DM	
5950-6000 kWh/m ² DN	
6000-6050 kWh/m ² DO	
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7500-7550 kWh/m ² ES	
7550-7600 kWh/m ² ET	
7600-7650 kWh/m ² EU	
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14600-14650 kWh/m ² KE	
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15600-15650 kWh/m ² KY	
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15750-15800 kWh/m ² LB	
15800-15850 kWh/m ² LC	
15850-15900 kWh/m ² LD	
15900-15950 kWh/m ² LE	
15950-16000 kWh/m ² LF	
16000-16050 kWh/m ² LG	
16050-16100 kWh/m ² LH	
16100-16150 kWh/m ² LI	
16150-16200 kWh/m ² LJ	
16200-16250 kWh/m ² LK	
16250-16300 kWh/m ² LL	
16300-16350 kWh/m ² LM	
16350-16400 kWh/m ² LN	
16400-16450 kWh/m ² LO	
16450-16500 kWh/m ² LP	
16500-16550 kWh/m ² LQ	
16550-16600 kWh/m ² LR	
16600-16650 kWh/m ² LS	
16650-16700 kWh/m ² LT	
16700-16750 kWh/m ² LU	
16750-16800 kWh/m ² LV	
16800-16850 kWh/m ² LW	
16850-16900 kWh/m ² LX	
16900-16950 kWh/m ² LY	
16950-17000 kWh/m ² LZ	
17000-17050 kWh/m ² MA	
17050-17100 kWh/m ² MB	
17100-17150 kWh/m ² MC	
17150-17200 kWh/m ² MD	
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17300-17350 kWh/m ² MG	
17350-17400 kWh/m ² MH	
17400-17450 kWh/m ² MI	
17450-17500 kWh/m ² MJ	
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17550-17600 kWh/m ² ML	
17600-17650 kWh/m ² MM	
17650-17700 kWh/m ² MN	
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