

109 East Street

Bridport Dorset
DT6 3LB



Guide Price £225,000 Freehold

A quirky Grade II Listed 2 bedroom town cottage fronting East Street and with small garden area at the rear.



SITUATION: This mid-19th Century town centre house forms part of the attractive East Street scene and within just a few minutes' walk of the vibrant town centre with its twice-weekly street market, Art Centre, Electric Palace theatre/cinema, vintage and artists' quadrant and hosts many festivities and events all year round from its renowned Bucky Doo Square.

There is so much to do in the town with a wide variety of organisations and clubs catering for almost every leisure pursuit including popular U3A groups, Churches, community orchard and leisure centre.

The coastal village of West Bay lies some 2 miles to the south with hard walkways and cycle route provided. West Bay has a boating/fishing harbour and beaches and gives access to the Jurassic Coastline and South West Coastal Paths. Many water sports and marine activities can be enjoyed here including a highly popular gig-rowing club.

THE PROPERTY comprises a Grade II Listed terraced town house with stucco rendered and colour washed elevations under a slate roof. At the front of the property is an attractive iron gate which opens into a passageway providing access to three properties.

The cottage has been modernised over the years with a new fitted kitchen and shower room suite, a cosy log burner to the sitting room and electric panel heaters throughout. The property is offered with vacant possession and no forward chain.

DIRECTIONS: From the centre of Bridport walking east along East Street, the property will be found on the left-hand side just before the Bridge House Hotel.

THE ACCOMMODATION comprises the following:

Panelled wood side entrance door opening to the:

SITTING ROOM with attractive fireplace fitted with a multi-fuel stove and slate hearth, deep sill to window overlooking the street, painted exposed stone walls, laminate flooring and open staircase rising to the first floor with understairs cupboard.

Step up to the:

KITCHEN comprising bespoke painted wooden base and eye-level units with solid oak wooden work tops, slim-line electric cooker and undercounter fridge, Belfast sink with mixer tap, washing machine, tiled floor and splashbacks, window to rear.

SHOWER ROOM with modern suite comprising a double walk-in shower unit with Mira shower and glazed screen, wash basin with vanity unit, WC, obscure-glazed window, ladder heated towel rail and tiled floor.

FIRST FLOOR

LANDING with hatch to roof space and tall narrow cupboard.

BEDROOM 1 with southerly window overlooking the street, original latch door, built-in shelved storage cupboard and alcove.

BEDROOM 2 with window to the rear overlooking the garden, original latch door and with

ENSUITE WC.

OUTSIDE

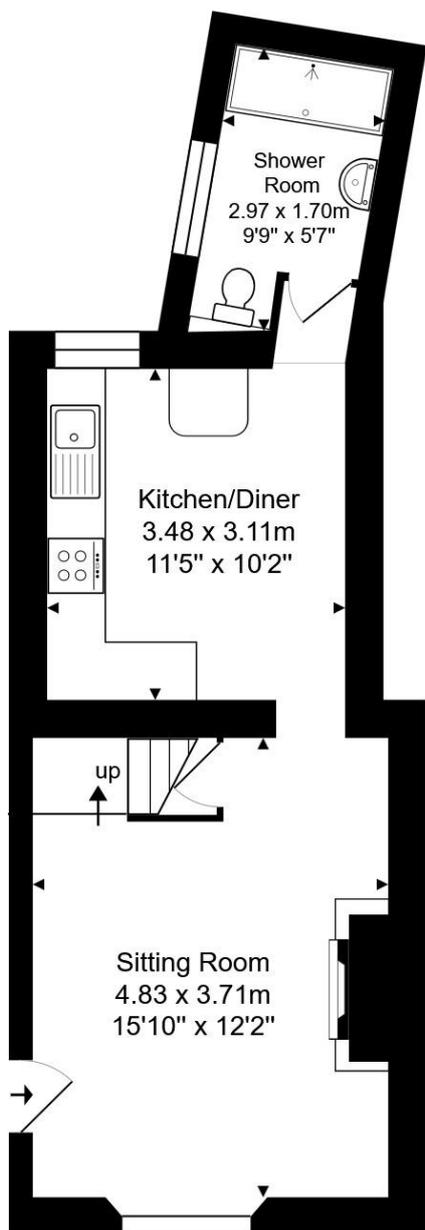
A passageway leads from the front door to the rear garden area which is open to the path and the adjoining garden and is well-planted to provide a small sanctuary for enjoying the afternoon sunshine.

PARKING: Residents' parking permits are available on the street outside and the East Street car park is close by.

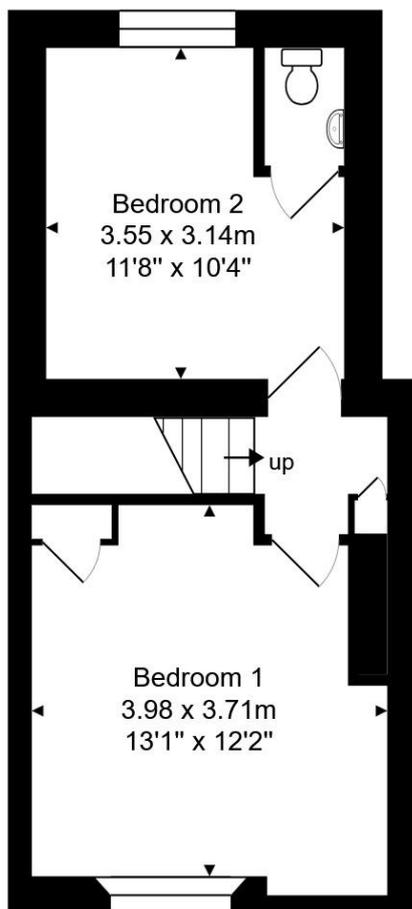
SERVICES: All mains services are connected. Council Tax Band B. For up to date mobile and broadband coverage see Ofcom website.

TC/CC/1378/2.4.25

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	22	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Total Area: 65.9 m² ... 710 ft²

Not to scale. Measurements are approximate and for guidance only.



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.