

17 Folly Mill Lodge

South Street Bridport Dorset
DT6 3QS



Guide Price £210,000 Leasehold

A well maintained 2 bed first floor retirement apartment within the heart of Bridport town centre just a level walk to Bucky Doo Square and good local facilities



SITUATION: The property is located on the corner of South Street and Folly Mill Lane, just a few minutes' easy level walk to the Electric Palace theatre/cinema, Art Centre, St Mary's Church, cafes and restaurants. South Street is renowned for its twice-weekly street market and vibrant community.

There is a medical centre, three dentists' practices and a minor injuries unit, a Leisure Centre with indoor swimming pool and a vintage and artists' quadrant. There are so many clubs and organisations to get involved with, such as the community orchard, outdoor bowls club, horticultural group, library and museum.

There are riverside walks close by through the meadows and leading to the coastal village of West Bay, some 2 miles to the south where there is a fishing/boating harbour, beaches and golf course and a gateway to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY comprises a first floor apartment within this modern development built in 2002 to an exacting standard for those over 60 years of age. The complex has a lift facility and has been well maintained with a development manager on site for most of the day. There are good communal facilities including a laundry room, social lounge with kitchenette and double doors opening to a small patio garden, a laundry room, residents' parking area and scooter storage area.

The flat has been well maintained but little updated and enjoys wooden, double-glazed windows to the south and east.

DIRECTIONS: Folly Mill Lodge will be found a short distance down South Street from the central Bucky Doo Square on the left-hand side and on the corner with Folly Mill Lane. Rising to the first floor by stairs or lift, turn left and the private entrance door to No 17 lies on the right-hand side.

THE ACCOMMODATION comprises the following:

ENTRANCE HALL with large fitted cupboard housing the modern Stelflow hot water boiler, modern electric consumer unit, shelving and storage space. Dado rail, modern electric wall-mounted radiator.

SITTING/DINING ROOM: An 'L'-shaped room with southerly window overlooking the back of the Electric Palace historic building. There is a feature fireplace fitted with an electric fire, a modern electric wall-mounted heater together with a TV and BT point. Glazed door opening to the:

KITCHEN which is well fitted with original but serviceable units comprising an easy-height Electrolux oven in upright cupboard housing, wall-mounted cupboards and base drawers and cupboard with work surface incorporating a 4-ring electric hob unit with hood over and a single drainer stainless steel sink unit with window over to the south with blind fitted. Under-surface space for fridge and freezer. Tiled surrounds, vinyl flooring, Dimplex wall-mounted convector heater.

BEDROOM 1: A good twin or double bedroom with double, mirrored sliding doored wardrobe. Window to the south aspect. Modern electric radiator.

BEDROOM 2/DINING ROOM: Another double room with fitted double sliding-doored wardrobe cupboard fitted. Modern electric radiator.

BATHROOM with fairly modern shower cubicle with power shower and grab rails fitted, vanity unit with wash basin, low level WC, wall mounted towel rail, heated towel rail, mirror-doored medicine cabinet, fully tiled walls, Dimplex wall-mounted heater and Monsoon extractor fan.

OUTSIDE

A small flight of steps rises off of South Street to the main front door with call phone entry system. There is also a pedestrian gate off Folly Mill Lane which leads to the level pathway to the rear entrance door.

There is a communal residents' only car park to the rear.

TENURE: Leasehold - 125 years from 2002. The Management Company is Millstream Management Services Limited.

Ground rent: 1.9.25 to 28.2.26 £212.50

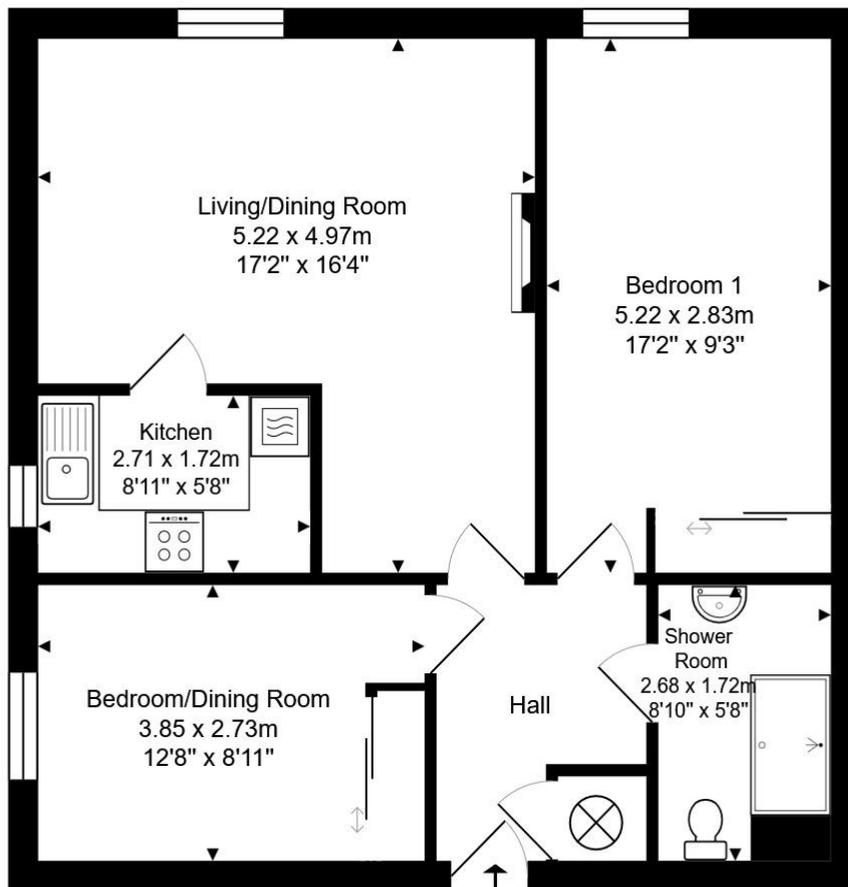
Service charge: 1.9.25 to 28.2.26 £2,056.22

SERVICES: Mains water, drainage, electricity. Modern electric heating. Council Tax Band 'D'. Broadband and Mobile - see Ofcom website.

AGE RESTRICTION: 60 years and over with a cohabiting resident of at least 55 years' old.

TC/CC/KEA250079/181025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 63.1 m² ... 679 ft²

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

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