

19 Park Road

Bridport Dorset
DT6 5DA



Guide Price £220,000 Share of Freehold

A stylish, recently refurbished ground floor, 2 bed apartment with garage which meets letting standards, just an active walk from the town centre



SITUATION: The property is located on the western fringe of Bridport tucked up Park Road enjoying a quiet, tranquil and elevated location with views to the east over distant hillsides. Local facilities are within easy reach and include the medical centre and dentists' practices, Waitrose, the bus/coach station and the vintage and artists' quadrant. The town centre is an active 10 minute walk away with its twice-weekly street market, Electric Palace cinema/theatre and Leisure Centre with indoor swimming pool and fitness suites. The central Bucky Doo Square plays host to events and festivals all year round.

There is easy access at the end of the cul-de-sac onto Allington Hill for woodland walks also leading into Symondsburry.

The coastal village of West Bay lies some 2 miles to the south and there are walkways/cycle routes into the resort where there is a fishing harbour, beaches, golf course and access to the South West Coastal Path along the Jurassic Coastline and there are many marine and water pursuits catered for here.

THE PROPERTY has recently undergone a thorough programme of refurbishment including a recently installed mains gas combi-boiler with radiators (still under guarantee), internal oak-veneered doors, new electrics, light fittings, switches and sockets and some new flooring and re-decoration. There are also modern bathroom and kitchen facilities and the property is now ready to move into and enjoy and is beautifully presented. It has pleasant aspects and some views to distant hillsides and good natural light flow throughout.

Comprising one of 8 self-contained flats in this development, the property features brick elevations with part tile-hung elevations under a concrete tiled roof.

DIRECTIONS: From the centre of Bridport, proceed west along West Street. Continue straight across the two mini-roundabouts into West Allington and then take the first turning right into Park Road and proceed up the hill and No 19 will be found on the left-hand side.

THE ACCOMMODATION comprises the following:

Double, double-glazed entrance doors leading to a shared hall. Private inner door to:

L-SHAPED LOUNGE/DINING ROOM:

DINING AREA: Door to bedroom 2/office.

LOUNGE AREA with double, double-glazed French doors with glazed side panels opening to the east to a paved sitting terrace with lawned gardens extending and colourful flower borders. The room has an angled corner ideal for a wall-hung TV with attractive wooden shelving below.

BEDROOM 2/STUDY with pleasant views to the east.

INNER HALL: Built-in airing cupboard with shelving and overhead small store cupboards.

KITCHEN: Well fitted with a range of matching base and eye-level units including a glazed display cabinet together with drawers and wooden work surfaces, single drainer stainless steel sink unit with extending mixer tap, four-ring gas hob with cooker extractor plus fan oven, inset microwave, wine rack, washing machine, radiator, polished oak floor, part-glazed back door, attractive tiled splashbacks.

BEDROOM 1 faces west with built-in wardrobe cupboards also housing the boiler.

MODERN SHOWER ROOM SUITE with large tiled and glazed shower cubicle with screen, pedestal wash hand basin with cupboard under, low level WC, heated towel rail, extractor fan.

OUTSIDE

There is a **SINGLE GARAGE** at the rear of the property with electric power and light and up-and-over door and shelving.

There is a paved sitting terrace at the front and a communal lawn with colourful flower and herbaceous border.

There is a small gravel terrace at the rear for sitting out and enjoying the sunset with an outside light.

SERVICES: All mains services are connected. Gas-fired central heating. Council Tax Band Rate B. Mobile and broadband signal - see Ofcom website for up-to-date details.

TENURE: The property has a 999-year lease from 1979 with an eighth share of the freehold. We understand the management company is Salisbury Court Management Ltd and there is a service charge of £105 per month which includes ground rent, grass cutting, insurance and window cleaning.

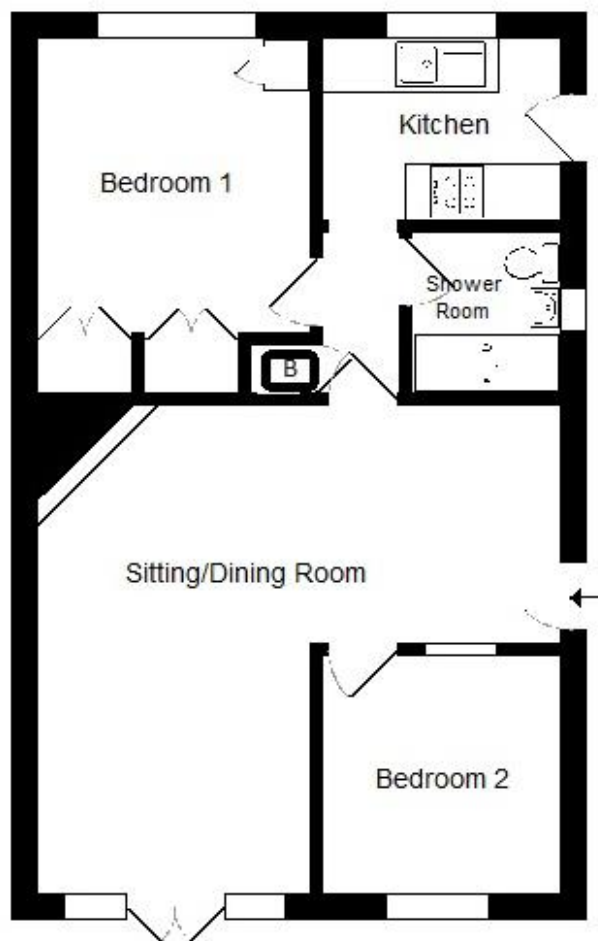
AGENTS' NOTE: We understand the property cannot be holiday let and pets are only permitted with permission from the management company.

Preliminary particulars prepared 5.2.26
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 610 ft² ... 56.6 m²

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.