

15 Church Street

Bridport Dorset
DT6 3PS



Guide Price £300,000 Freehold

A beautifully presented, 2 bedroom, period, character cottage in the heart of the town centre with landscaped tranquil rear garden



SITUATION: The property is located in the heart of Bridport town centre, tucked into a quiet no-through lane just off popular South Street. The Electric Palace theatre/cinema, Art Centre, The Woodman pub, award-winning Indian restaurant, cafes, library, museum, community orchard and St Mary's Church are all within a few minutes' level walk away. A little further on is an outdoor bowls' club, the vintage and artists' quadrant, recreational field and the Leisure Centre with indoor swimming pool.

There is also direct access onto the pedestrian walkway alongside the river through a nature reserve, leading to the meadows and Morrisons and proceeding to the coastal village of West Bay some 1.8 miles to the south with its beaches, fishing/boating harbour and is a gateway to the Jurassic Coastline and South West Coastal Path.

THE PROPERTY comprises a characterful, end terrace cottage which is Grade II Listed, featuring stone elevations under a slate roof. The single storey extension to the rear accommodates a light kitchen/dining room which blends period charm with modern living. There is cosy sitting room with log burner and recess creating a small office space. Upstairs, offers a good-sized double bedroom, a single room and large modern shower room.

There are bespoke wooden shutters to most windows and uPVC double-glazing throughout as well as gas-fired central heating to cast iron style radiators.

A delightful enclosed rear garden with sunlight for most of the day offers a tranquil space with sitting areas, chalet/shed and profusion of plants, bushes and a small tree.

The only passing traffic is from pedestrians yet parking is available by permit within South Street car park just opposite.

DIRECTIONS: Walking south along South Street towards Morrisons, take the second left-hand turning into Church Street and the property will be found towards the end of this lane on the left-hand side.

THE ACCOMMODATION comprises:

ENTRANCE HALL

LIVING ROOM with laminate wooden flooring, window to south with bespoke wooden shutters, polished limestone fireplace with tasteful inset log-effect gas fire fitted. Step up to the:

KITCHEN/DINER: with a range of sleek modern units, Quartz worktops and inset sink unit, integrated slimline dishwasher, integrated full size washer/dryer and cooker hood, Stove gas cooker. Italian floor tiles and matching tiled splashbacks. 3 roof lights and inset lighting., a large window and French doors opening to the decking.

FIRST FLOOR

LANDING: Hatch to boarded roof space with ladder and light.

BEDROOM 1: A good-sized double room with built-in cupboard housing the Worcester combi-boiler and window to south over the town.

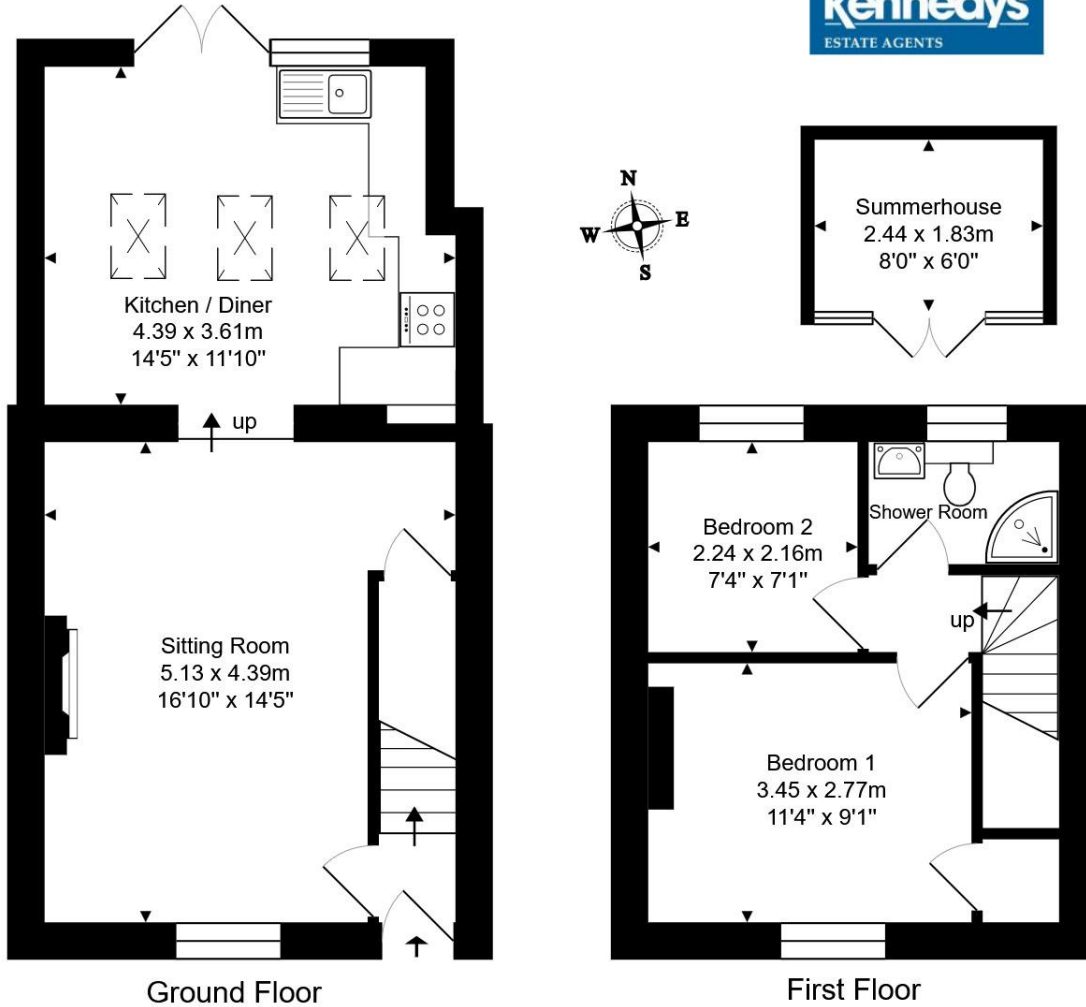
BEDROOM 2: A single room with view over the garden.

SHOWER ROOM: Corner shower cubicle with decorative tiled wall and splashbacks, tiled floor, modern vanity storage unit with inset wash basin and WC, obscure-glazed window to the rear with bespoke wooden shutters. Heated ladder towel rail, extractor fan and mirrored cabinet.

OUTSIDE

The garden is peaceful and private and has been hard-landscaped for ease of maintenance and to create areas of decking, gravel, a summer house and seating area under an attractive wooden pergola framed by well-planted borders.

SERVICES: All mains services are connected. Gas-fired central heating via Worcester combi-boiler.



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Total Area: 62.1 m² ... 668 ft² (excluding summerhouse)

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



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