



Flat 3



**STAGS**

# Flat 3 24 St. Andrews

, Bridport, DT6 3BG

Town Centre 0.2 miles. West Bay 2 miles.

A very spacious and well appointed apartment in a highly sought after location close to the town centre

- Attractive stylish apartment
- Newly refurbished
- 2 Bathrooms (1 en-suite)
- Contemporary bathroom/shower room
- Easy walk of town centre
- Generous 712sqft
- 2 Double bedrooms
- Contemporary well equipped kitchen
- Lovely country and distant sea views fittings
- 999 Years lease, freehold share. Council Tax Band A

Guide Price £225,000

## THE PROPERTY

24 St Andrews Road is a very attractive and imposing Victorian building comprising just three individual apartments, in a favoured established residential road within easy reach of the town centre and local facilities.

Flat 3 is located on the second floor, it faces west/east and takes full advantage of the lovely country views and to the sea beyond at West Bay.

Under the current recent ownership, the property has been subject to extensive alteration and refurbishment to a very high standard to create a very spacious and well appointed home, as new throughout.

The many excellent features include gas-fired central heating with combi boiler, contemporary well equipped kitchen with quartz worktops, electric oven, electric ceramic halogen hob and dishwasher, contemporary sanitaryware.

The property also retains a number of character style features, typical of its age and type, including high ceilings, deep skirting boards, sash windows and panelled doors.

The spacious and well presented accommodation extends to hall with access to large attic, living/dining room, kitchen, principal bedroom with en-suite shower room, second double bedroom, shower room.

## OUTSIDE

There is on-street parking, subject to availability.



## TENURE

Share of Freehold

999 year lease, commencing 2011. 984 years remaining.

There is a residents' management company and a service charge (currently £150 per annum) is payable for the building's insurance and general upkeep of the building etc.

## SITUATION

The apartment is very well located in a highly sought after established residential road within only 5/10 minutes' walk of the town centre. Bridport is a charming historic market town offering an excellent range of shopping, business and leisure facilities. The town centre is a Conservation Area and the area is designated as one of outstanding natural beauty (AONB). There is nearby access to open countryside and riverside walks. The stunning Jurassic Coast and the coastal resort of West Bay is within on a few miles, with its pretty harbour, beaches and wonderful clifftop walks. The larger centres of Dorchester, Weymouth and Yeovil are all within some 20/30 minutes' driving distance.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 18Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

By Car - From Bridport town centre proceed right down East Street. At the roundabout take the 1st left onto Sea Road North. After about ¼ mile turn left into St Andrews Road and the property will be seen after about ¼ mile on the left.

On Foot – Walk down East Street and by The Olive Tree turn left up Barrack Street, which leads into St Andrews Road. The property is seen after a short distance on the right.

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 78                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 61      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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