

Flat 1, 19 South Street

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Bridport, Dorset, DT6 3NR

Prime town centre position close to Bucky Doo Square.

A fabulous newly converted duplex apartment located in an enviable central location on Bridport's picturesque South Street

- Stunning duplex apartment
- Lovely views over South Street
- 2 Generous double bedrooms
- Spacious 771 sq ft
- New 999 year lease.
- Newly converted
- living/dining room/kitchen
- Above average high specification
- Unique stylish main home or excellent letting investment
- Council Tax Band B

Guide Price £274,950

THE PROPERTY

A newly converted stunning duplex apartment, which is arranged over the upper floors of a historic building within Bridport town centre. Believed to date back to the 1800s, the property offers light and spacious west/east facing accommodation with large windows and high ceilings throughout. The skilfully planned conversion project has been completed to an exacting specification with numerous modern contemporary fittings.

The property is self-contained with an independent door off the side alley, making this an ideal full-time residence, second home, buy to let or holiday investment.

The impressive specification includes gas-fired central heating, uPVC part sash style windows, well equipped kitchen with anthracite fronted units, solid oak worktops, AEG electric oven, gas hob, cooker hood and integrated fridge/freezer and integrated dishwasher, utility with matching units and washer/drier, contemporary bathroom with extra large bath, mains shower and illuminated mirror, brushed steel power points (many with USB points) and light switches plus TV aerial points and energy efficient LED downlighters. The apartment is finished with fitted carpets and acoustic sound-proofed flooring.







TENURE

New 999 year lease.
Service Charge – To include a contribution towards buildings insurance – To be confirmed.

The property is currently let on a Periodic Tenancy and the current rent being paid is £1200 pcm. Vacant possession available subject to serving notice.

SITUATION

The property occupies a wonderful central position overlooking South Street and Bridport town centre with both views to the front and rear over the town's rooftops to the surrounding countryside. Bridport is a thriving and historic market town and holiday area. Extensive street markets are held twice weekly and the town has an excellent range of shopping facilities, recreational and social amenities and a popular leisure centre with swimming pool, Bridport Arts Centre and the Electric Palace, both very nearby. A particular feature of Bridport town is the large number of independent specialist shops which provide a unique atmosphere. The popular coastal harbour resort of West Bay is only a few miles to the south, on the stunning Jurassic Coast.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 18Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are O2 (likely) EE, Three, and Vodafone (all limited) for voice and data services inside, EE, Three, O2 and Vodafone for voice and data services 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).

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

The property is situated virtually opposite the Stags Bridport office.
What3Words: ///arching.glossed.droplet

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

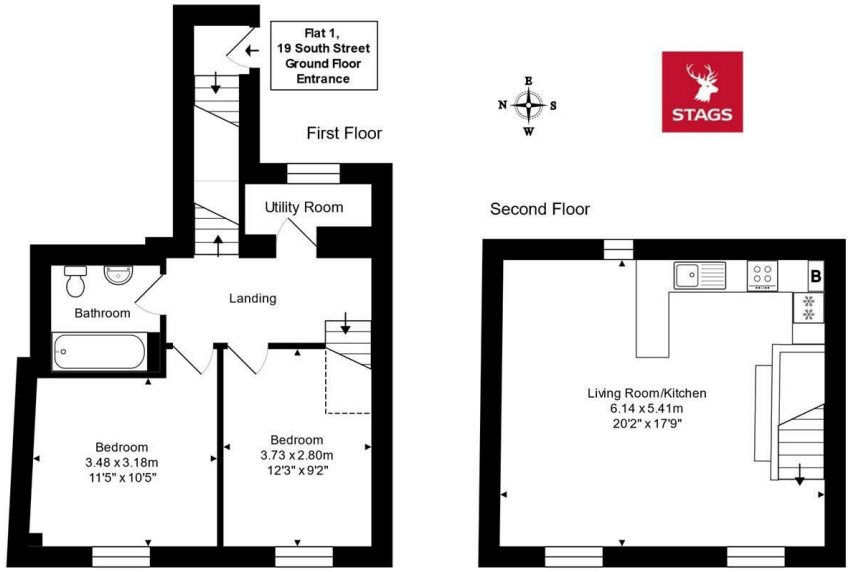






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

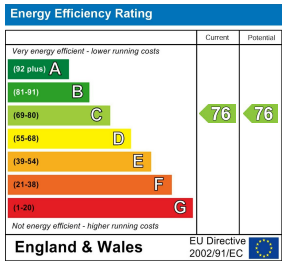




Total Area: 71.6 m² ... 771 ft²

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





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