

A two-story brick house with a balcony and a garden. The house is made of light-colored bricks with red brick accents around the windows and doors. It has a grey tiled roof and a white gable end. A balcony with a white railing is on the second floor. A satellite dish is mounted on the wall. The garden is green and has a wooden fence. The sky is blue.

Symonds
& Sampson

St James Park

Bradpole, Bridport, Dorset

St James Park

Bradpole
Bridport
Dorset DT6 3UR

A comfortable two-bedroom ground floor apartment positioned in a peaceful over 55's development, benefitting from a private enclosed rear garden and garage.



- No forward chain
- Peaceful village location
- Tucked away position
- Private garden and communal gardens
- Residents parking and private garage



Guide Price: £175,000

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

St James' Park is a unique development in the charming, picturesque village of Bradpole on the outskirts of Bridport which offers characterful properties exclusive to the over 55s. This apartment offers spacious accommodation and benefits from its own private garden and garage.

Upon entering the apartment there is a spacious hallway off which all the accommodation can be accessed. The sitting room is a generous size situated at the back of the apartment with double doors out onto the garden. The kitchen is to the front fitted with a variety of floor and wall mounted units with a tiled splashback and appliances to include a cooker and washing machine. In the hallway is a large cupboard providing additional space for white goods currently housing a tall fridge freezer.

There are two bedrooms, both comfortable double rooms with fitted storage cupboards. The shower room is partly tiled with a Karndean floor, a corner shower unit, W/C and wash hand basin.

The property further benefits from UPVC double glazing and gas fired central heating.

OUTSIDE

St James Park offers residents parking on a first come first serve basis. There are also well-maintained communal gardens with various areas of lawn and seating areas to the front of the buildings. This apartment not only boasts its own private garden but also benefits from a private garage.

The sunny rear garden is totally enclosed, arranged with ease of maintenance in mind, predominantly laid to gravel with decorative borders and ample space for pots and plants.

SITUATION

St James Park is conveniently located in the centre of Bradpole village, close to countryside and a pleasant walk into town. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne

SERVICES

Mains gas, electricity, water and drainage.
Gas central heating system
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

LOCAL AUTHORITY

Dorset Council Tel: 01305 251010
Council Tax Band C

LEASE DETAILS

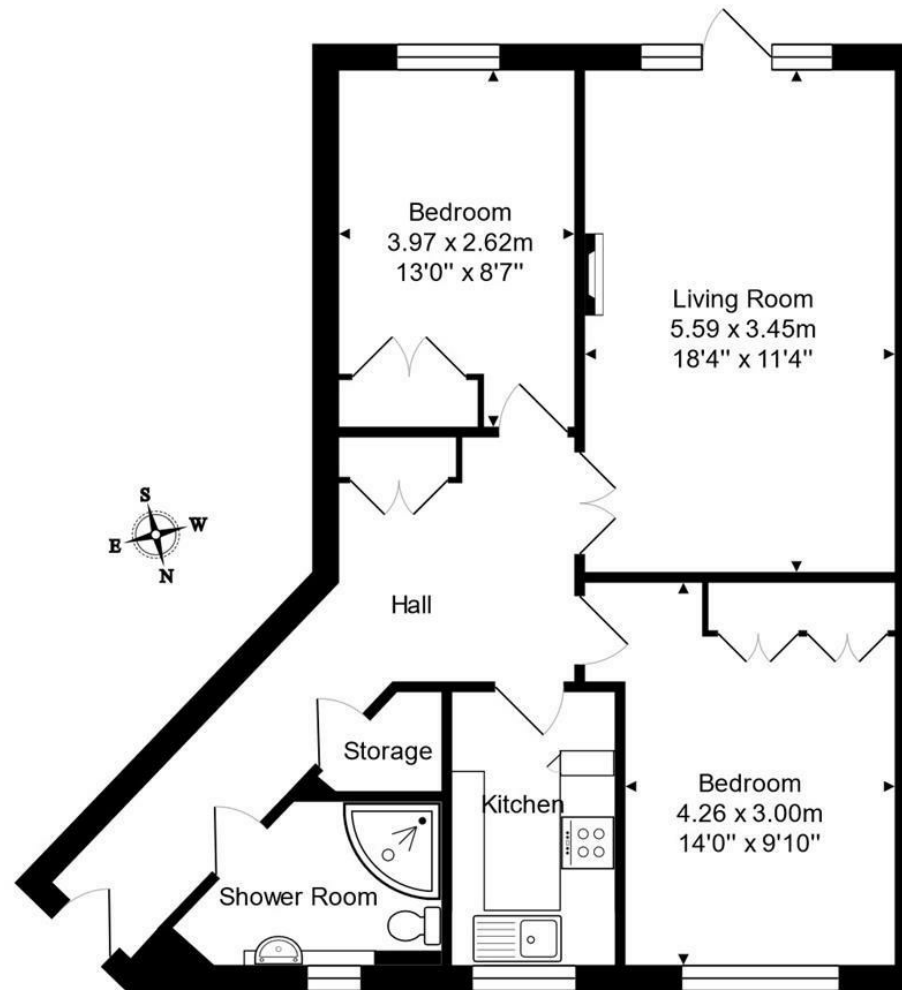
We have been advised that there are 975 years remaining on the lease which commenced on the 11th of February 1998. We have been advised that the service charge is £1,000 per annum for upkeep of the building and communal areas payable to Knapp Management. There is an additional £200 charge per annum for the maintenance of the garage. The ground rent is a peppercorn with no provision for renewal or increase.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

From our office in South Street proceed to the town square and turn right onto East Street. Continue to the roundabout and take the first exit (Sea Road North) signposted Beaminster. After approximately ¾ mile turn right at the Kings Head public house (Village Road). Follow this road to the T junction and turn right onto Higher Street. After a very short distance turn right again into St James Park.



Total Area: 69.6 m² ... 749 ft²

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

Bridport/DME/rev011024



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