



## Flat 3, Tamar Mews, 5-7 East Street, Bridport

A second floor duplex one bedroom apartment situated in a tucked away position in the heart of Bridport town centre, with one allocated parking space.

Guide Price

**£115,000**

Leasehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**Tamar Mews,  
5-7 East Street, Bridport,  
DT6 3UL**

- Town Centre Location
- Allocated Parking Space
- No Onward Chain

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





#### The Property

This one bedroom duplex apartment is very well located in a tucked away location just off of Bridport town centre, with the immense benefit of a parking space. Now requiring modernisation, this apartment would be ideal for a first time buyer or as a buy-to-let investment. The apartment is accessed via a security entrance door with stairs leading up to the front door which opens into a useful private inner porch area. This leads into a hallway with doors into the bedroom and family bathroom, and stairs rising to the open plan kitchen and living area. The kitchen is fitted with a range of wall and base units with space for white goods and enjoys pleasant views over the town rooftops towards Bothen Hill, and there is space for dining and living room furniture. The bedroom is to the right of the hallway and is a generous double, with space for wardrobes to one end. The family bathroom is fitted with a bath, wc and sink.

#### Outside

The property is accessed over a shared walkway off East Street, and has the immense benefit of an allocated parking space to the rear of the property accessed via Rax Lane.

#### Services

Mains electricity, water and drainage. Electric night storage heating.  
Broadband - Superfast broadband is available.  
Mobile phone coverage - Network coverage is good both indoors and out.

#### Local Authority

Dorset Council Tel: 01305 251010.

#### Tenure

Leasehold. 125 year lease from 29 September 1987 with a service charge of £1500pa, ground rent of £60pa and insurance £837.52. There is provision in the lease for a 100% increase of the ground rent on the 25th anniversary of



the commencement of the lease and every successive 25th anniversary thereafter.

It is understood that holiday lets and pets are not allowed.

#### Situation

The apartment sits in the heart of Bridport, 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 an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. 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. There is a good choice of primary and secondary

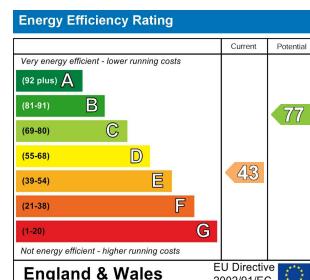
schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

#### Agents Note

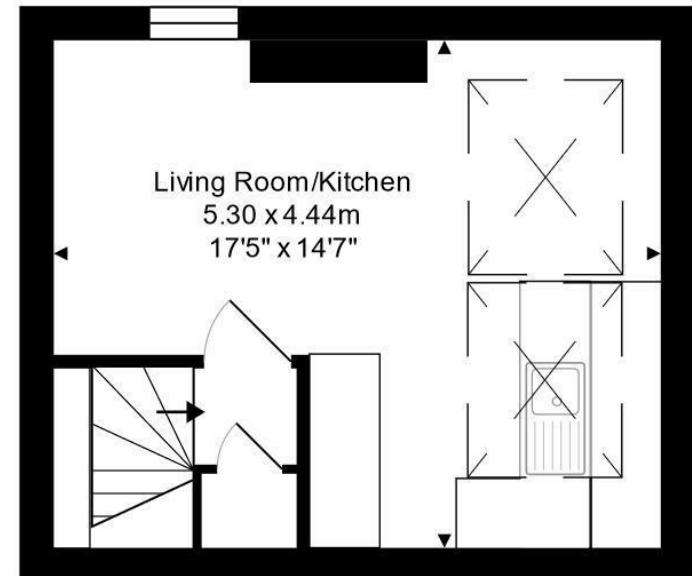
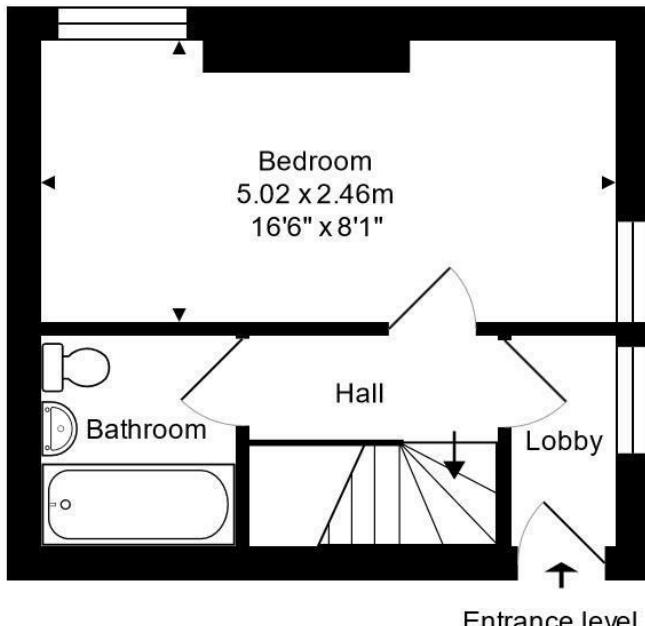
Under the Estate Agents' Act 1979 we are required to inform any prospective purchaser that this property is owned by a member of staff of Symonds & Sampson and as such constitutes a 'connected person'.

#### Directions

From our office proceed on foot to the market square and cross over East Street at the traffic lights. Tamar Mews will be immediately in front of you next to the Cancer Research Charity Shop.



Bridport/DME/10.05.24/REV



First Floor

Total Area: 45.7 m<sup>2</sup> ... 492 ft<sup>2</sup>

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

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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