

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**186 St. Andrews Road, Bridport, Dorset, DT6 3BW**  
**Guide Price £195,000**



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A charming mid-terrace period cottage enjoying attractive countryside views, conveniently located within easy reach of Bridport town centre and local amenities.



## Property Details

- Character Cottage
- Gas Central Heating
- Freehold
- Convenient location
- Garden
- No Onward Chain

### THE PROPERTY

This delightful mid-terrace period cottage is believed to date back to the 1800s, constructed with brick elevations beneath a slate roof. The property occupies a particularly convenient position on the outskirts of Bridport town, local amenities and surrounding open countryside.

The property has been in the same ownership since 2001 and benefits from a number of modern comforts including gas-fired central heating and UPVC double glazing. Arranged on an east-west orientation, the cottage enjoys countryside views to the rear. The property offers scope for updating and personalisation to suit a buyer's individual taste.

Character features are evident throughout and include original fireplaces in both the living room and second bedroom, together with attractive flagstone flooring to the kitchen.

The property is entered via an entrance lobby. To the left, a step leads down into an internal store/utility area, providing useful additional storage and utility space. To the right is a spacious kitchen with room for freestanding appliances, featuring flagstone flooring and a window overlooking the rear garden. A door from the kitchen leads through to the living room, a comfortable and welcoming space centred around an original feature fireplace.

Stairs rise to the first-floor landing where Bedroom One, a well-proportioned double room with a double-glazed window, is located to the left. To the right is Bedroom Two, a single bedroom or ideal study, enjoying attractive views across open farmland. The family bathroom is fitted with a bath and wall-mounted shower, hand wash basin and WC, and there is a cupboard housing the gas boiler, together with an open storage/airing cupboard. There may be potential to convert the loft space, subject to the necessary consents/planning.

### OUTSIDE

There is a shared pedestrian pathway in front of the terrace, beyond this lies the cottage's own fully enclosed, fenced garden. The garden is of a good size and is mainly laid to lawn, complemented by a paved patio area and a selection of established shrubs.

While there is no allocated parking, there is ample on-street parking available on St Andrews Road directly in front of the property. The property is also conveniently located close to two supermarkets, just a short walk away.

### LOCATION & LIFESTYLE

Conveniently located within walking distance of Bridport's vibrant market town, the area is surrounded by beautiful countryside and renowned for its friendly and lively culture, as well as a fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema, and museum. Regular bus services connect to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, and Weymouth. Just south of Bridport lies West Bay, an idyllic fishing village on the famous Jurassic Coast, perfect for seaside excursions.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Gas Central Heating

Construction Type: Brick elevations under a slate tiled roof.

Broadband: Speeds up to Ultra-Fast may be available, we recommend the buyer checks availability with supplier (Ofcom Data).

Mobile phone coverage: Network coverage is variable on some suppliers on some major networks.

Flooding: See Government Website <https://www.gov.uk/check-long-term-flood-risk>

### SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: B (West Dorset Council)

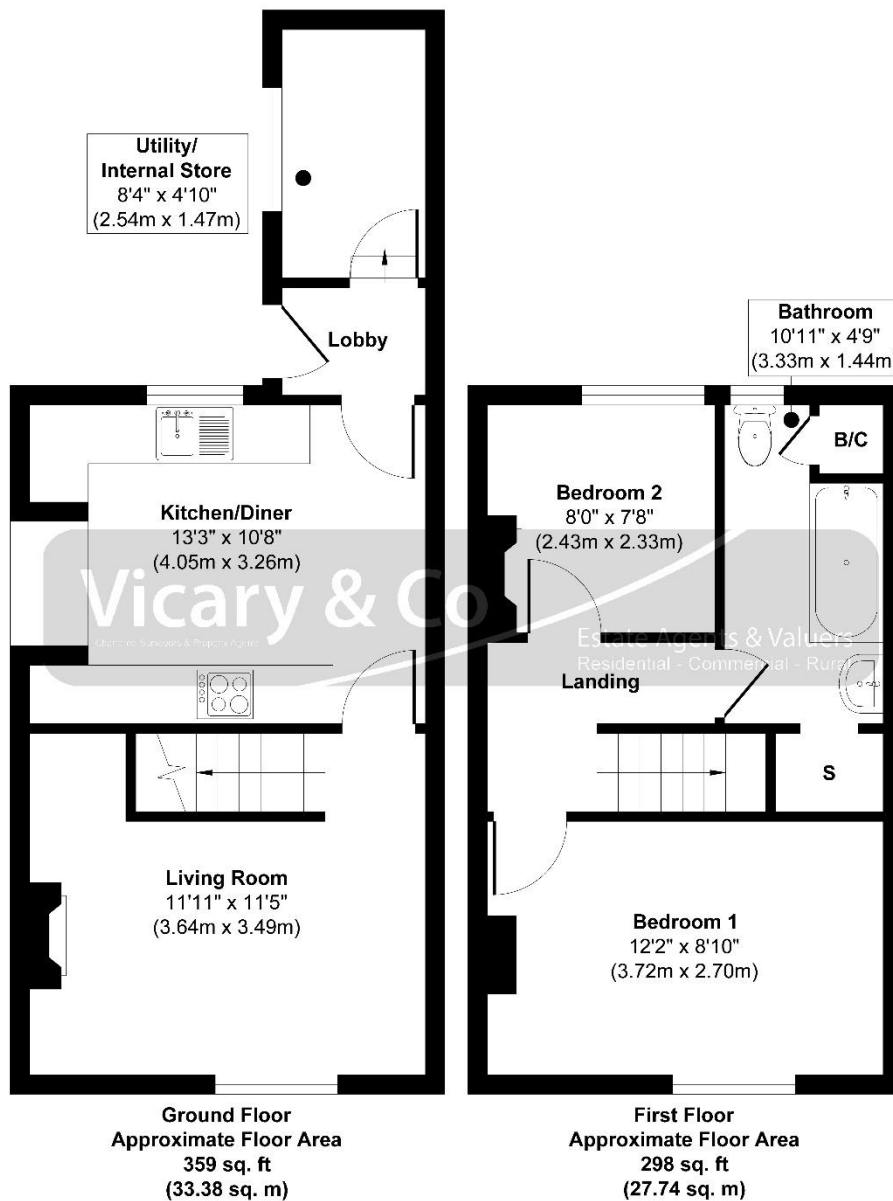
EPC: D (65)

### VIEWINGS

Strictly by appointment only with Vicary & Co



St. Andrews Road, Bridport, Dorset, DT6 3BW



Approx. Gross Internal Floor Area 657 sq. ft / 61.12 sq. m

Produced by Elements Property

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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