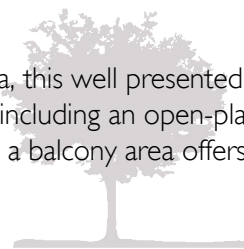




Quayside, Bridport

OFFERED WITH NO FORWARD CHAIN and set within a conservation area, this well presented third-floor apartment is favourably positioned in the popular area of West Bay. Presented in neutral tones throughout, the apartment offers accommodation including an open-plan kitchen/reception room, two double bedrooms, bathroom and en-suite shower room. There are panoramic views over the sea and Jurassic Coast and a balcony area offers outside space to enjoy this beautiful setting. There is a secure underground parking space. EPC rating B.



Price guide £350,000

Situation

This property is located on Dorset's famous Jurassic Coast in the idyllic fishing village of West Bay. It is also just a short walk from Bridport town centre, a charming market town renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Surrounded by beautiful countryside, West Bay also marks the north-west end of the famous Chesil Beach. It is also the setting for the hit television series Broadchurch. Local facilities include a post office, arts centre, theatre, golf course, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

Key Features

A communal entrance leads to stairs and a lift that take you to the third floor of this lovely apartment. A door takes you through to the property's hallway where you are met by three useful storage cupboards and access to all rooms with underfloor heating continuing throughout the home.

The open-plan kitchen/reception room offers generous dimensions and a wooden floor. Sliding doors provide plentiful natural light to the room and access to the southerly facing balcony.

The kitchen area is fitted with both wall and base level units with Granite worksurfaces over. The kitchen has a range of Neff appliances including a double oven, four-ring hob with extractor hood over, dishwasher, fridge and freezer.

There are two impressive bedrooms at the property, both double in size with stunning views. Bedroom one benefits from fitted wardrobes and a dressing area and a fully tiled en-suite shower room furnished with a shower cubicle, WC and wash hand basin. Bedroom two also has a fitted wardrobe.

The bathroom is fitted with a modern suite comprising of an enclosed bath with shower attachment over, WC and wash hand basin. The room is finished with tiled flooring and walls throughout.

Externally, the home benefits from uninterrupted views over the Jurassic coast and sea. These views can be enjoyed internally and via a southerly facing balcony. There is one allocated secure underground parking space.

Agents Notes

Lease length - 125 years from 1.1.2006

The annual service charge is £2804.02

The annual ground rent is £350.00 per annum

Services

Mains electricity, water and drainage are connected. Gas fired central heating.



Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is D.

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

Mobile and Broadband

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk

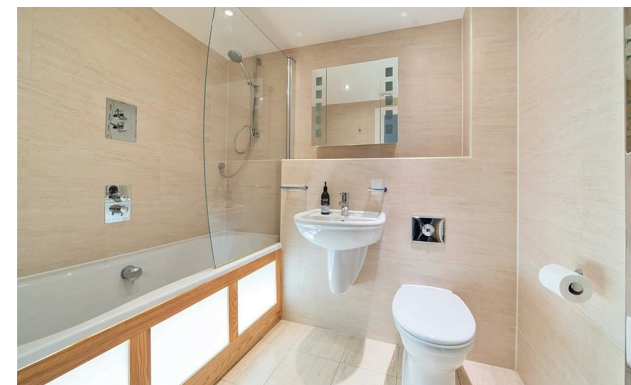
Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

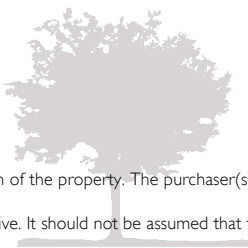
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Quayside, West Bay, Bridport, DT6

Approximate Area = 929 sq ft / 86.3 sq m
For identification only - Not to scale



THIRD FLOOR

