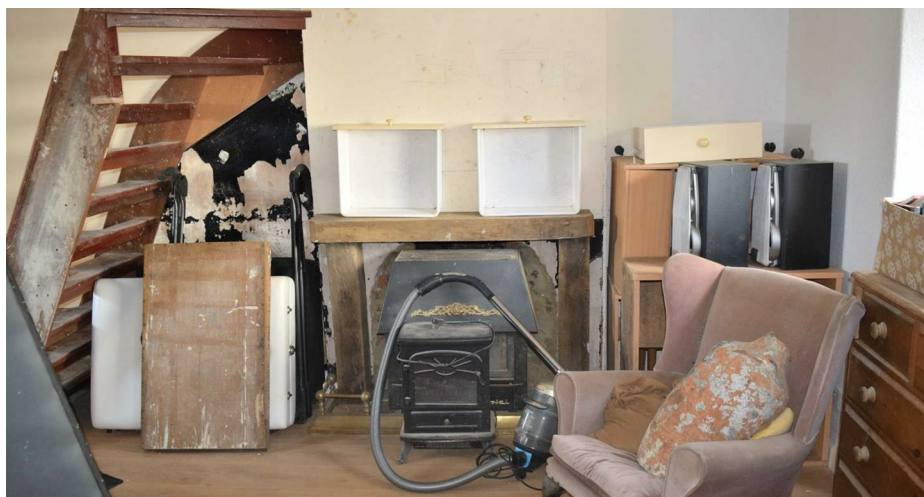




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91a East Street

91a East Street, Bridport, Dorset DT6 3LB



West Bay 2 Miles Lyme Regis 11 Miles  
Dorchester 15 Miles

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## A tucked away character cottage with scope for improvement

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- End of Terrace Cottage
- In Need of Improvement
- Galley Style Kitchen
- Open Plan Living Room
- 2 Bedrooms + Converted Loft Room
- Tucked Away Behind East Street
- Easy Walking Distance to Town
- No Forward Chain

Guide Price £207,000

### THE PROPERTY

91a East Street is a period, Grade II Listed stone cottage located in a tucked-away position behind East Street and therefore enjoying a somewhat secluded position within close proximity to the town centre. Under the current ownership, the property has undergone some works yet additional renovation is required to finish the project and transform this spacious cottage into a comfortable character home.

The well proportioned accommodation is arranged over 3 floors and comprises; galley-style kitchen, open plan sitting/dining room, cloakroom, two bedrooms, family bathroom and a converted loft room.

### OUTSIDE

91a East Street enjoys an area of garden to the front which benefits from a sunny south-facing aspect and could be landscaped to provide a courtyard-style oasis.

### SITUATION

The property occupies a tucked away position behind East Street, close to Bridport town centre. 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, primary and secondary schools, recreational and social amenities and a popular leisure centre with a swimming pool.

Major chain retailers include Boots, McKays, WH Smiths, Peacocks and Waitrose. A particular feature of Bridport

town is the large number of independent and specialist shops which provide a unique atmosphere.

The popular harbour of West Bay is only 1.5 miles to the south lying on the stunning Jurassic Coast.

### SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating.

### AGENTS' NOTE

Certain works carried out to the property may have been undertaken without the correct permissions or building regulations in place.

Viewers are advised to wear appropriate footwear and take care when inside the property, and that children should not be brought to viewing appointments.

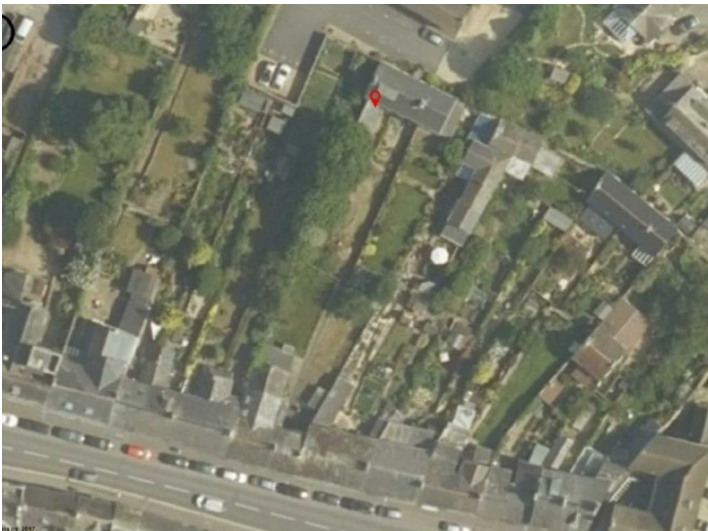
### VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

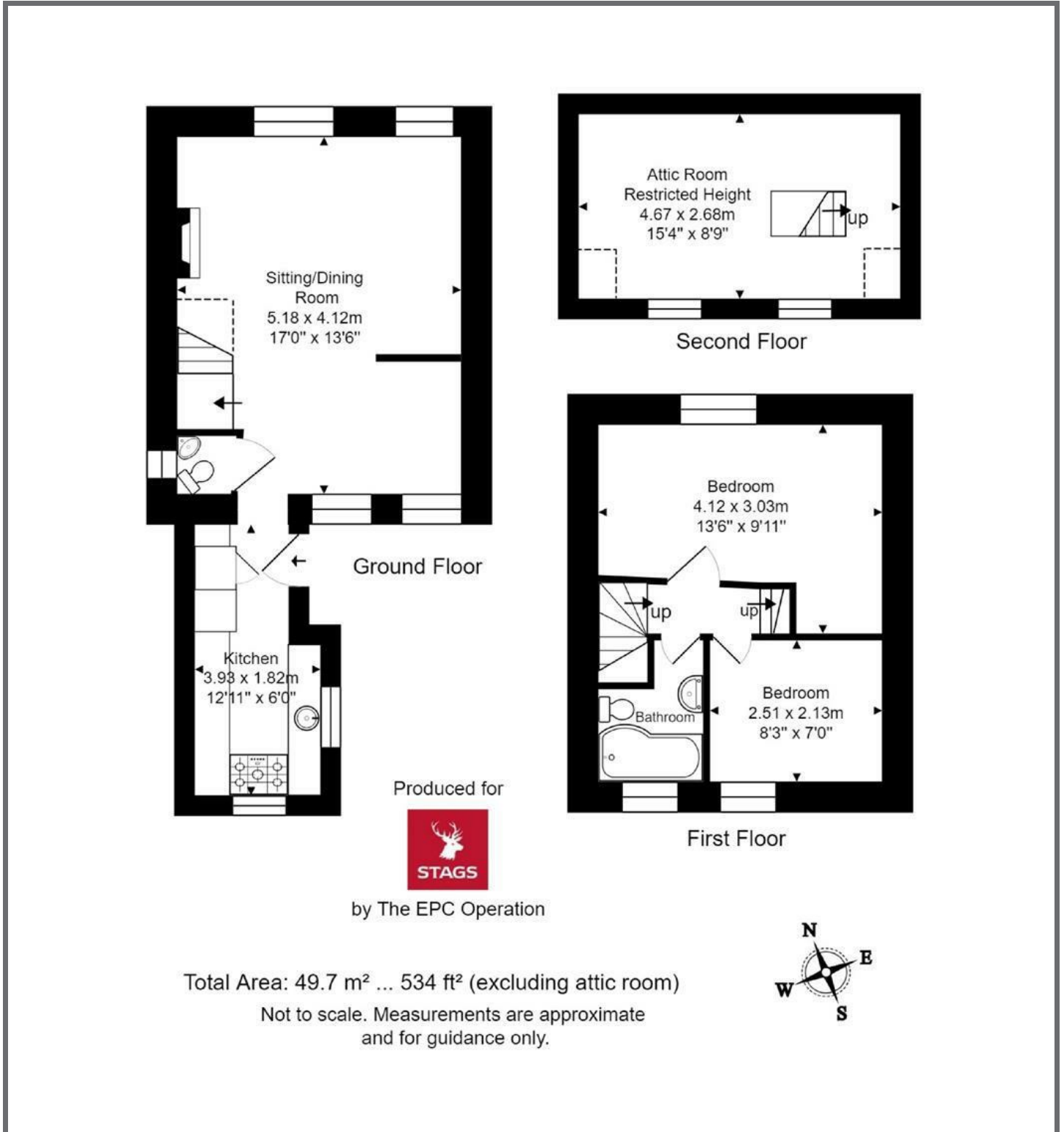
### DIRECTIONS

From Bridport Town Hall proceed on foot along East Street and take the alleyway on the left hand side adjacent to A.J Wakely and Son. Proceed to the end of the path and the property is on the left hand side of the terrace facing you.



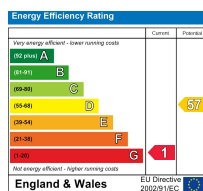






These particulars are a guide only and should not be relied upon for any purpose.

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