



10 Stevensons Court



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61 East Street, Bridport, Dorset DT6 3LB

Town centre 0.2 Miles Jurassic Coast 2 Miles

A well presented first floor apartment with parking in a peaceful and highly convenient town centre location.

- Purpose-Built Apartment
- Pleasant Courtyard Aspect
- 2 Bedroom, 1 Ensuite
- Communal Courtyard with Bike Shed
- Prime yet Tucked-Away Position
- Allocated Parking
- Updated Kitchen and Bathrooms

Offers Over £200,000

THE PROPERTY

10 Stevensons Court forms part of a very attractive and unique courtyard development of just 16 apartments in a highly convenient yet peaceful location within the heart of the town centre. The property was purpose built in 1988 and, just prior to the current ownership in 2015, was subject to major upgrading with a new kitchen, bathroom and ensuite shower room. It enjoys a pleasant aspect over the courtyard and neighbouring town rooftops with distant country views.

The apartment is very well presented, benefitting from recent internal decoration and the many excellent features include gas fired central heating with a combi boiler, feature fireplace with an electric fire to the sitting/dining room, modern fitted kitchen with electric oven, electric ceramic hob, cooker hood and microwave (the washing machine, fridge and free standing table and chairs are also available), modern bathroom and modern ensuite shower room. There are also newly fitted carpets to the hall and main bedroom.



The entrance hall with a large store cupboard leads to the inner hall, double aspect sitting/dining room, well equipped kitchen/breakfast room, principal bedroom with ensuite shower room, second double bedroom and linen cupboard.

The outside is a further feature, with an attractive small communal courtyard with bike store, personal bin store and the immense benefit of an allocated parking space (accessed off Barrack Street).

The apartment is equally ideal as a main home, second home or buy-to-let investment (holiday lettings are not permitted).

Priced for a quick sale. Viewing is strongly recommended by the sole agent, Stags.

OUTSIDE

The property can be accessed from East Street on foot or via Barrack Street from which there is vehicular access leading to the allocated parking space. From the parking area steps lead down to the attractive small communal courtyard garden with bike shed and personal bin store.

SITUATION

The property is located in a peaceful, tucked-away position off Barrack Street and is therefore set well away from passing traffic but at the heart of Bridport town centre. Bridport is known for its friendly and active community with shopping, leisure and cultural amenities to suit a broad variety of interests including a twice-weekly street market, Arts Centre, The Electric Palace cinema and venue, leisure centre, independent and national retailers, a choice of supermarkets and a wide selection of pubs, restaurants and cafes. There are also schools for children of all ages within the town. The area is designated one of Outstanding Natural Beauty and the Jurassic Coast World Heritage Site is just 2 miles from Bridport at West Bay.

TENURE

999 year lease from 1988 with a share of the freehold. Current service charge is around £700 per annum.

SERVICES

All mains service. Gas fired central heating.

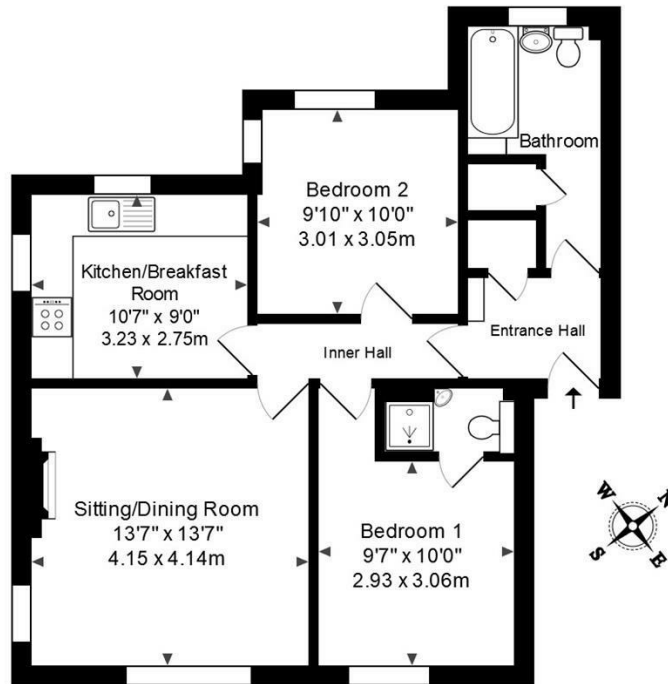
VIEWINGS

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

DIRECTIONS

From our South Street office on foot, proceed to the town hall at Buckydoo Square, turning right at the traffic lights. Continue along East Street, passing Nantes Solicitors and crossing to the LSI. Continue east, passing Barrack Street and the green door of 61-63 East Street can be found on your left where a member of staff will meet you.





Total Area: 677 ft² ... 62.9 m²
 Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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