



34



34 Folly Mill Lodge

Folly Mill Lane, Bridport, Dorset DT6 3QR

A self-contained 2 bedroom cottage-style lodge with private parking and a charming walled garden.

- End-Of-Terrace Cottage
- Age Restricted
- 2 Double Bedrooms, 1 Ensuite
- Presented in Good Order
- 2 Reception Rooms
- Attractive Walled Garden
- Private Parking Space
- No Forward Chain

Guide Price £275,000

THE PROPERTY

34 Folly Mill Lodge is a delightful end-of-terrace modern cottage which forms part of a popular development for residents aged 60 or over (please see agents' note below), located in a tucked-away position at the heart of Bridport town centre. One of only three self-contained houses on the development, this well-appointed home offers a rare blend of independent yet supported living with a private parking space, a walled garden and every modern convenience catered for within.

The independent front door to the property opens into a wide, welcoming entrance hall from which the floor rooms can all be accessed including a spacious sitting room with double doors leading directly to the garden. There is also a sociable kitchen/dining room with fitted units, integrated hob, fridge and eye-level oven and spaces for a washing machine and under-counter freezer, and the ground floor cloakroom can also be reached from the entrance hall. A wide, straight staircase rises to the first floor where there are two double bedrooms, one of which benefits from an ensuite shower room and built-in wardrobes. Also on the first floor is the main bathroom which is fitted with a modern suite comprising bath with shower over, WC and wash hand basin. A further feature of this room is the Velux window which ensures a wealth of natural light.



OUTSIDE

An enormous asset to the property is the charming rear garden which is arranged as a walled courtyard. Designed to be easily managed, this superb space is primarily laid to paving, decking and gravel, making this an inviting setting for spending time outside without the need for constant maintenance. The property further benefits from a private, allocated parking space which is located adjacent to the cottage and therefore within easy reach of both the front door and the side gate to the garden.

TENURE

Leasehold. The remainder of a 125 year lease from 2002. Service charge £1824 per year. Ground rent £425 per year.

AGENTS NOTE

This property is subject to an age restriction of 60 years+, although in the case of couples cohabiting one resident may be aged 55+ providing the other is aged 60 or over.

The vendor has offered to pay the first 12 months ground rent and service charge.

SITUATION

Folly Mill Lodge is ideally situated in the heart of the town centre in South Street, close to Bucky Doo Square and the Town Hall. All the town's excellent amenities, including shops, businesses, Arts Centre, church and library are close to hand. Bridport is well known for its popular twice weekly market and other facilities including health centre, hospital, dentists, leisure centre with swimming pool and a local bus service. Within only a short distance from the property are a number of attractive riverside walks and access to open meadows.

The popular coastal resort of West Bay is only about 1.5 miles to the south, where there is an attractive harbour, bathing beaches and an 18-hole golf course. The beautiful coastline has recently been declared a World Heritage site. Dorchester, the County town of Dorset, is about 15 miles with a main line rail service to London, Waterloo.

Council Tax Band D.

SERVICES

Mains water, electricity and drainage. Electric heating.

VIEWINGS

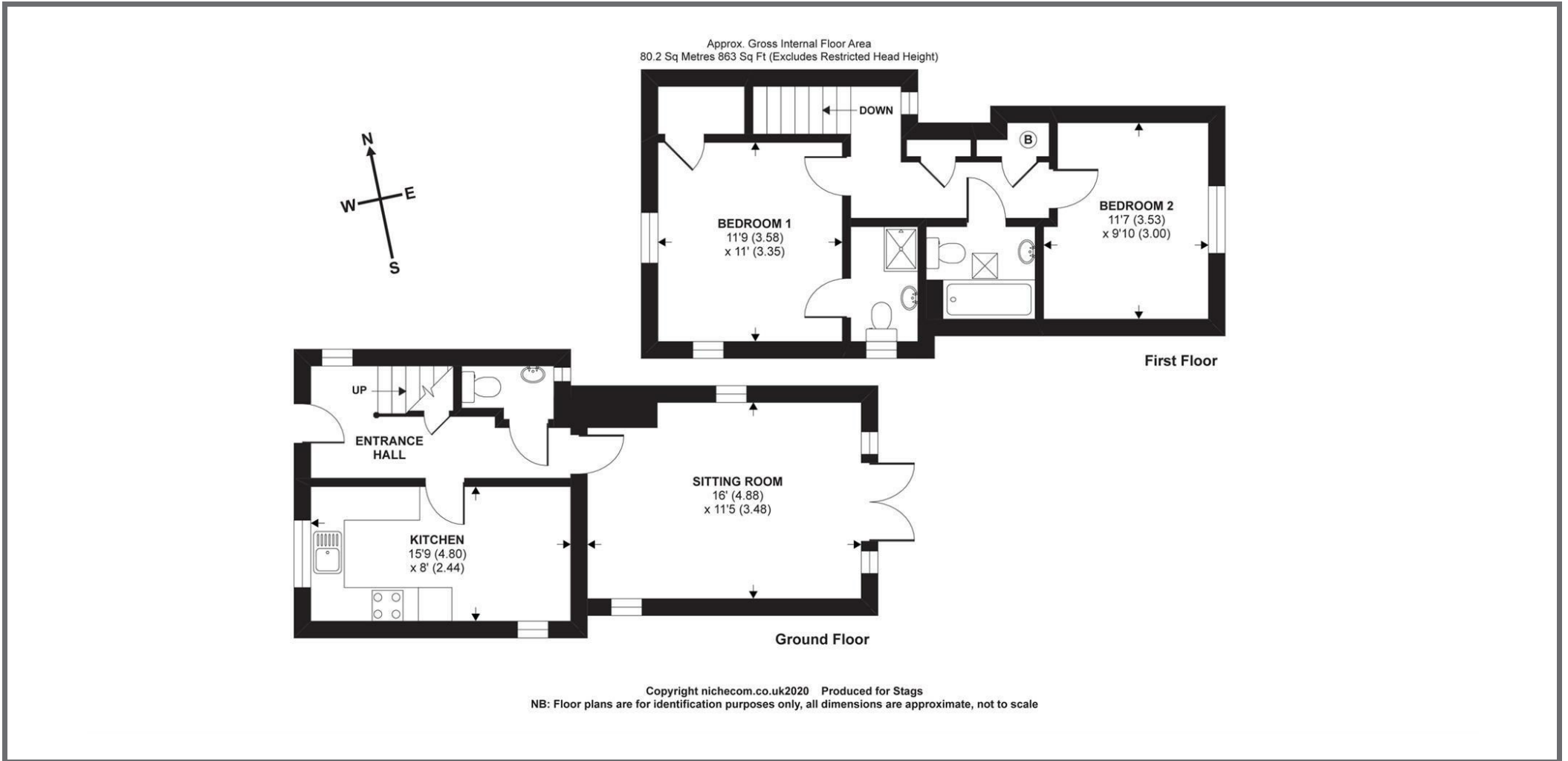
Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

From Bridport town hall proceed along South Street and turn left into Folly Mill Lane. Take the first available left at the end of Folly Mill Lodge and the property is at the end of the terrace of cottages on the right hand side.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(54-68) D		57	
(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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