



8 Brydian Mews



STAGS

8 Brydian Mews

, West Street, Bridport, DT6 3GY

Jurassic Coast 2 Miles Dorchester 16 Miles

A charming 2 bedroom first floor apartment close to Bridport town centre.

- Excellent Buy-to-Let Investment Opportunity
- Close to the Town Centre
- 2 Bedrooms
- Communal Courtyard Garden
- Service Charge: £700. Ground Rent £200
- Located in an Attractive Courtyard Development
- First Floor Apartment
- Allocated Parking Space
- Leasehold 125 years
- CTB: B

Guide Price £185,000

THE PROPERTY

8 Brydian Mews is a superb first floor apartment located in an attractive courtyard setting close to Bridport town centre.

Entered via a communal front door with telephone entry system, from which stairs lead to the front door into the apartment, the property offers spacious accommodation arranged around a central hallway including 2 bedrooms, a sitting/dining room with dual aspect windows, a fitted kitchen and bathroom. Large, sash-style windows throughout ensure that every room is filled with natural light.

With an allocated, off road parking space and the use of a communal rear courtyard, this is an ideal investment opportunity.

TENURE

Leasehold. 125 year lease from 2006. A service charge of £700 per annum is payable. Ground rent £200 per annum

Subject to the existing tenancy - expires May 2019.



SITUATION

Brydian Mews is a delightful, mixed courtyard of cottages, apartments and shops which was built in an architectural style reflecting the historic appeal of Bridport and can be found close to the centre of town.

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. Broadband - Standard up to 15Mbps and Ultrafast up to 1000Mbps. Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

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

DIRECTIONS

From Bridport town centre, proceed on foot along West Street and turn left into Brydian Mews by Designer's Edge hair salon. Continue straight ahead into the courtyard and the property can be found on the left hand side of the ground floor of the building with the impressive arched windows.



Approximate Gross Internal Area = 47.5 sq m / 511 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID536391)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London