

## 2 Haven Court

Rax Lane Bridport  
DT6 3JW



**Guide Price £230,000 Share of Freehold**

A well appointed and maintained 2-bed first floor flat in modern building just off the town centre, with garage and parking space



**SITUATION:** Haven Court is located in Rax Lane opposite the Mountfield public car park and Millenium Green (an attractive outdoor public space). It is tucked off the main street and enjoys comparative quiet and privacy yet superb accessibility to the shops and Bridport town centre which are a just a few minutes' almost level walk away together with Bucky Doo Square which hosts a wide variety of festivals and events throughout the year.

This is an ideal location from which to enjoy a quiet saunter to all of Bridport's vibrant shops and cafes, street markets, the artists' and vintage quadrant, the art centre and the Electric Palace theatre/cinema. Local Churches and halls provide a large variety of clubs and activities and there is a good community hub.

The coast at West Bay is easily reached by footpaths/cycle routes some 2 miles to the south with its fishing harbour, beaches, marine pursuits and access to the Jurassic Coastline/South West Coastal Paths.

**THE PROPERTY** comprises one of just 3 flats built in the 1980's of traditional brick and slate construction extending over 2 storeys only.

Without doubt, there is considerable benefit brought by the long garage and parking space included with this property.

**DIRECTIONS:** From the centre of Bridport, walking east, take the first one-way street on the left (Downes Street). At the top of this street, bear left and the property will be found almost opposite the Mountfield car park.

**THE ACCOMMODATION** comprises the following:

A shared wooden and glazed entrance door with side panel (entry phone system) opening to the **COMMUNAL ENTRANCE HALL** providing access to all three flats, with the staircase rising to the first floor. The private door to No 2 lies on the left-hand side of the landing.

**PRIVATE ENTRANCE HALL** with airing cupboard housing the hot water tank. Loft hatch.

**LIVING/DINING ROOM** with TV point, laminate flooring and window to North overlooking the street scene. Door leading to:

**KITCHEN** fitted with modern range of wood-effect base and eye-level cupboards, marble effect work surfaces, single drainer stainless steel sink with mixer tap, tiled splashbacks, freestanding electric oven with 4 ring electric hob and extractor over. Plumbing for washing machine, space for upright fridge/freezer, views to the north and west.

**BEDROOM 1:** Double bedroom with large window to west overlooking the town and distant hills.

**BEDROOM 2:** Single room also with views over the town.

**SHOWER ROOM:** Modern double shower cubicle, fully tiled walls and floor, white suite comprising WC and wash basin with mixer tap, mirror with lights, heated ladder towel rail, extractor fan and room for storage shelving.

## **OUTSIDE**

There is a driveway to the west side of the property which accesses further town centre premises and parking. There is a **GARAGE** within the block of three (one for each flat) which is a longer-than-usual garage with up and over door and has electric and water provided.

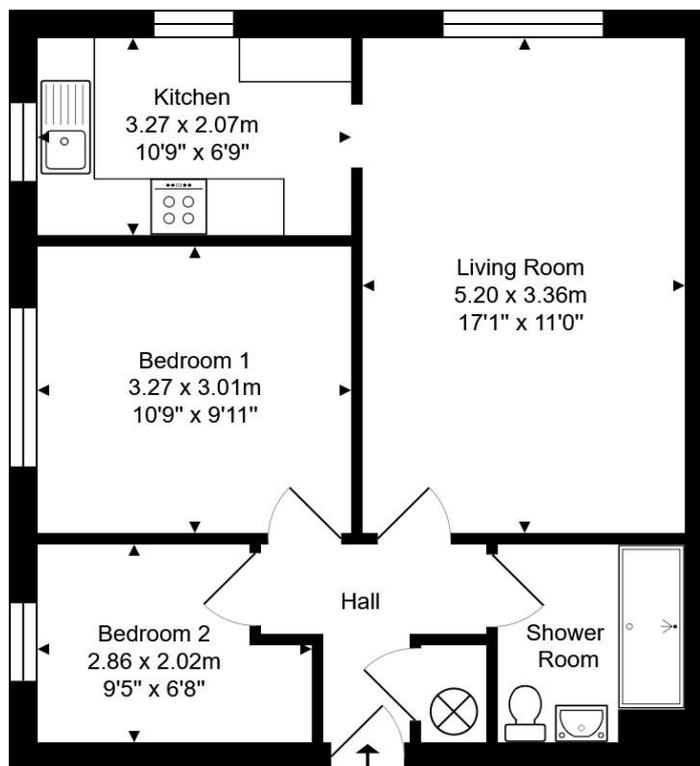
There is an adjoining communal parking area with additional **PARKING SPACE** for each of the 3 flats.

**SERVICES:** Mains electricity, water and sewerage. Phone entry system. Council Tax Band C. For broadband and mobile coverage please check with Ofcom for up-to-date information.

**TENURE:** The property owns a share of the freehold. Any communal bills have been dealt with by the individual owners collecting off others where necessary under a self-management scheme.

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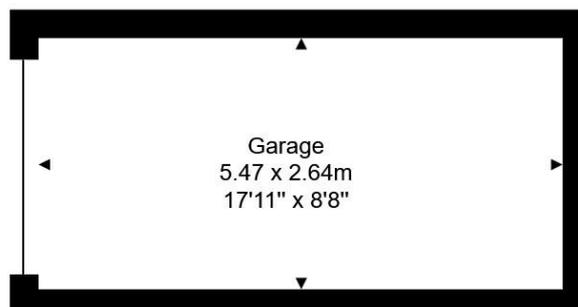
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup> (excluding garage)



Not to scale. Measurements are approximate and for guidance only.





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