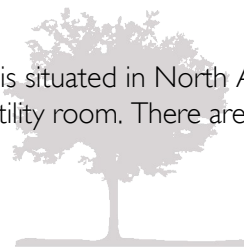




North Allington, Bridport

This quirky Grade II listed two bedroom mid-terrace cottage with loft room is situated in North Allington, within comfortable walking distance of Bridport town centre. The property offers a cosy sitting room, kitchen/diner, downstairs bathroom and utility room. There are also two good-size garden areas, both mainly laid to lawn, a shed and a garden store.

£230,000



Situation

North Allington is located within a short waking distance of the charming market town of Bridport. Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Within the town's boundary also lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline. Local facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

Accommodation

This quirky Grade II listed two bedroom mid-terrace cottage is situated just a short level walk from the town centre. It offers a cosy sitting room, a good-size kitchen/diner, downstairs bathroom, useful utility room and a loft room. Outside, the property has two garden areas which are both laid to lawn. The first is sectioned off by a wire fence and positioned in the heart of a communal area shared by other neighbours while the second, more private section, is fence enclosed and includes a shed. There is also a useful garden store.

Key Features

- * Two bedroom mid-terrace cottage with loft room situated close to Bridport town centre.
- * Cosy sitting room with gas fire.
- * Good-size kitchen/diner with a range of base and eye level units, storage cupboard and space for appliances.
- * Separate utility room.
- * Downstairs bathroom with panel enclosed bath, low-level wc and pedestal wash hand basin.
- * First floor double bedroom and small single bedroom with built-in wardrobe. Second floor loft room.
- * Two garden areas, both laid to lawn, with one positioned in a communal area shared by other neighbours. The other section includes a garden shed. There is also a garden store.
- * Just a short walk to a wealth of amenities.

Room Dimensions

Ground Floor

Sitting Room: 17'00" X 8'04" (5.18m x 2.52m) max

Kitchen/Diner: 12'11" X 9'08" (3.94m x 2.95m) max

Bathroom: 9'11" X 5'07" (3.02m x 1.70m)

Utility Room: 11'01" x 8'03" (3.38m x 2.51m)

First Floor

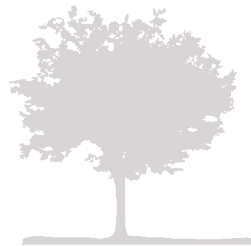
Bedroom One: 10'09" x 9'02" (3.28m x 2.79m)

Bedroom Two: 9'00" x 6'09" (2.72m x 2.06m)

Loft Room: 12'01" x 8'03" (3.68m x 2.51m)

Outside

Garden Store: 11'07" x 6'01" (3.53m x 1.85m)



Services

Mains electricity, water and drainage are connected. Gas fired heating. Broadband and satellite are also available.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is B.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01308 420111



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

