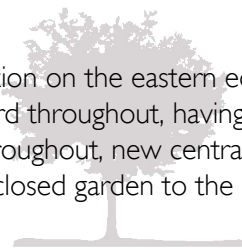




Crock Lane, Bridport

This delightful mid-terraced property is favourably situated in a desirable location on the eastern edge of Bridport, enjoying breath-taking far reaching views over Bridport town towards Colmers Hill. The property is presented to an extremely high standard throughout, having been sympathetically renovated and improved by the current owners to create a lovely family home. The property benefits from new flooring and carpets throughout, new central heating system and boiler as well as UPVC double glazing throughout. In addition to its favourable size and location, the property offers a generous enclosed garden to the rear that enjoys a westerly facing aspect. Section 157. EPC rating C.

£265,000



Situation

This delightful home is situated within Crock Lane on the eastern edge of Bridport town centre. 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 comprehensive shopping facilities, 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. Direct train services to London Waterloo and Bristol Temple Meads run from the County Town of Dorchester, located 15 miles east.

Accommodation

Entrance

Via a part glazed door with a storm porch over.

Hallway

Entrance to the property is gained via a spacious hallway that sets the tone for the rest of the property, with generous room sizes creating a spacious and open feel. The hallway houses stairs that rise to the first floor and provides access to all principal rooms.

Sitting Room 4.19m x 3.33m (13'09" x 10'11")

A generous, light and airy sitting room receiving plentiful natural light gained via a front aspect double glazed window. The room features a central inset fireplace and offers a wall mounted radiator and both telephone and television points.

Kitchen/Dining Room 3.96m x 3.89m (13'0" x 12'09")

The kitchen/Dining room enjoys a spacious and social feel, lending itself perfectly to modern living. The kitchen is fitted with a comprehensive range of modern, contemporary wall and base level units that provide an abundance of storage options with work surfaces above. There is a stainless steel sink unit with mixer tap and drainer and a selection of integral appliances including an electric oven with a gas hob and extractor hood over. Space is provided for additional appliances. The room is finished with part tiled walls and there is a glazed door which leads out onto the patio, and a double glazed rear aspect window that provide the room with plentiful natural light.

Utility Room

Also situated on the ground floor is a useful utility room, fitted with additional storage options, a stainless steel sink unit and a low level wc. A rear aspect double glazed opaque window provides the room with natural light.

First Floor

Stairs from the hallway rise to a landing that offers ample storage options and provides access to all first floor accommodation.



Bedrooms

The property benefits from three good size bedrooms, all offering a wall mounted radiator and a double glazed window that provides either a front or rear aspect. Bedrooms one and two are both generous doubles and are appointed with ample storage options.

Bedroom One 3.38m x 3.33m (11'01" x 10'11")

Bedroom Two 3.76m x 2.95m (12'04" x 9'08")

Bedroom Three 3.33m x 2.24m (10'11" x 7'04")

Bathroom

The family bathroom is presented to a high standard, tastefully fitted with a contemporary suite comprising a low level wc, a wash hand basin and a panel enclosed bath with shower attachment over. The walls are part tiled and there is a rear aspect double glazed opaque window that provides the room with natural light.

Outside

To the front of the property there is an enclosed garden laid to stone chippings.

To the rear, the property benefits from a generous and enclosed, westerly facing garden that is laid predominately to lawn with an area of paving abutting the property, ideal for alfresco dining. There are two timber sheds.

Agents Notes

The property is subject to a Section 157 restriction, limiting purchasers to those living or working in Dorset for the last three years and using it as a permanent home.

Please note that there is a right of access to the rear garden across the neighbouring property.

Services

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

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:

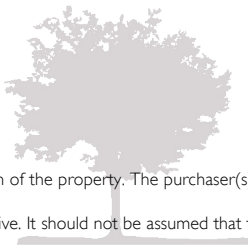
Parkers Property Consultants and Valuers Tel: 01308 420111

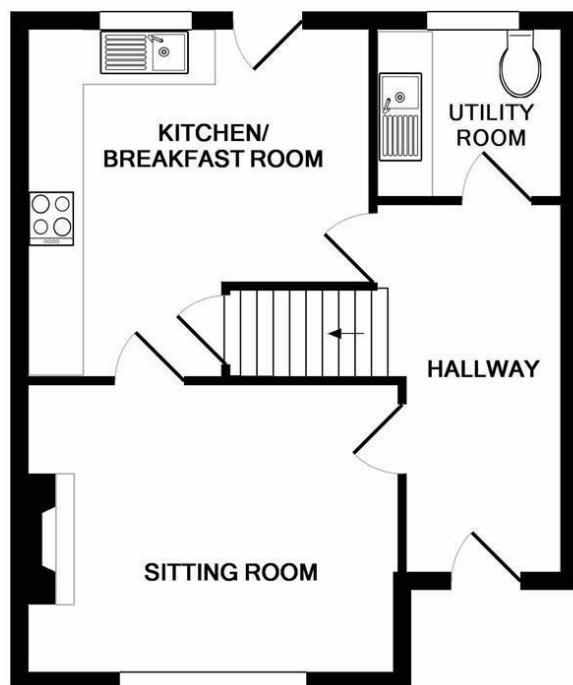


Important notice. Parkers notify that:

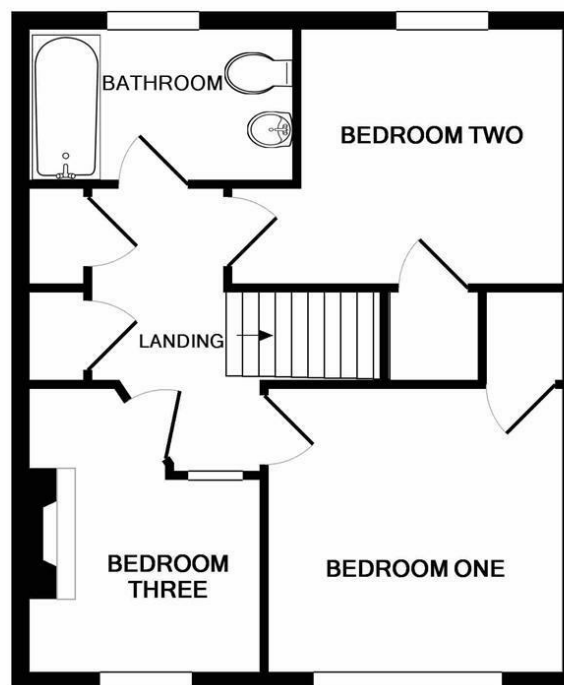
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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





GROUND FLOOR



1ST FLOOR

CROCK LANE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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