



66 Cherry Tree



STAGS

66 Cherry Tree

, Bridport, Dorset DT6 5HQ

Bridport Town Centre 0.5 Miles Jurassic Coast 2 Miles

A spacious 3 bedroom family home located in an advantageous position within easy reach of Bridport town centre and benefitting from lovely country views.

- Spacious Terraced Home
- Country Views to Front and Rear
- Sitting Room, Kitchen/Diner and Conservatory
- Off Road Parking
- Cul-De-Sac Location
- 3 Bedrooms, 2 Bath/Shower Rooms
- Easily Maintained Front and Rear Gardens

Guide Price £250,000

THE PROPERTY

66 Cherry Tree is a spacious terraced house located in a popular and advantageous position within easy reach of Bridport town centre and close to open countryside with lovely views over open fields to the rear and towards Allington Hill to the front. Built in the late 1960s/early 1970s, the property has been enlarged and improved during its lifespan to create the well proportioned, family-orientated home seen today with every modern convenience available. With easily maintained front and rear gardens and the enormous benefit of off road parking to the front this is a superb, comfortable home suitable for a broad variety of purchasers.

Internally the accommodation is very well proportioned, particularly on the ground floor where there is an enclosed porch/sun room with sliding doors to the front and an inner hall giving access to two reception rooms, including an attractive sitting room with a wood burner and a large L-shaped kitchen/dining room. There is also a uPVC conservatory to the rear which overlooks the rear garden as well as a ground floor shower room. On the first floor there are three sizeable bedrooms, each enjoying a delightful view to Allington Hill (from bedrooms 2 and 3) or across the adjoining open fields to the rear (from bedroom 1), as well as a well appointed family bathroom. The property also benefits from excellent storage throughout including a large coat-and shoe cupboard beneath the stairs, built in wardrobes in all three bedrooms and an airing cupboard on the first floor landing.



OUTSIDE

66 Cherry Tree benefits from front and rear gardens, both of which have been designed to be easily maintained whilst allowing the peaceful location and fine views to be enjoyed to their fullest advantage. To the front is a paved area of garden, together with off road parking for one car and the rear garden is also primarily paved with an attractive raised area overlooking the adjoining fields.

AGENTS NOTE

We understand that the property is subject to S157 of the Housing Act 1985. The purchaser must be intending to use the property as a principal residence, subject to a formal application to Magna Housing Association (a very small fee applies).

SITUATION

Cherry Tree is a popular, established residential cul de sac which is conveniently located within easy reach of Bridport town centre as well as being just a short distance from open countryside and lovely walks through the West Dorset Area of Outstanding Natural Beauty, including Allington Hill (Woodland Trust). The thriving historical town of Bridport has a twice weekly market and offers a range of quirky and artisan local shops. The town has a thriving music, food, arts and literary community, hosting the Bridport Literary Festival and the lively Bridport Hat Festival to name but a few. There are many cultural and community events to add to the diary along with regular clubs, gigs and activities. Bridport's mainstream amenities include restaurants, hotels, a cinema, art/leisure centre, supermarkets, a museum, a health centre and a number of excellent primary and secondary schools.

West Bay, with its harbour, bathing beaches and access to the World Heritage coast, is only about 2 miles to the south. There is also a golf course. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach with main line rail services to London.

SERVICES

Mains electricity, water and drainage. Electric heating,

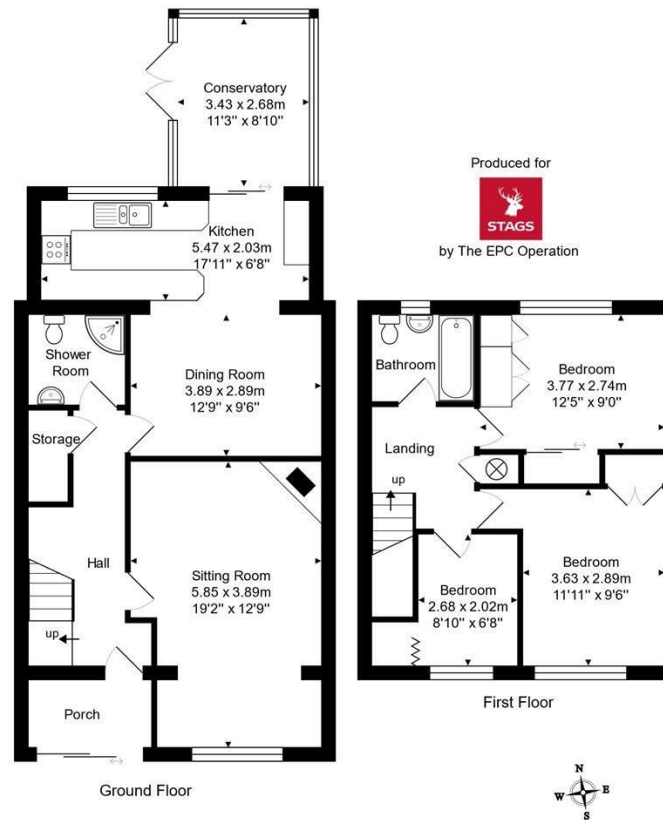
VIEWINGS

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

DIRECTIONS

From Bridport town hall proceed along West Street and at the second mini-roundabout turn right onto North Allington. After approximately half a mile turn left into Hospital Lane then take the first right into Cherry Tree. The property can be found in the terrace towards the end of the cul de sac, shortly before the garage block.





Total Area: 118.5 m² ... 1275 ft²
Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(54-68)	D	61	
(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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