

Axminster Branch

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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



7, Houndsell Way, West Allington, Bridport, Dorset, DT6 5QX
Offers in excess of £390,000



7 Houndsell Way, West Allington, Bridport, Dorset, DT6 5QX

Offers in excess of £390,000

A well-presented three-bedroom family home situated in a popular residential location close to Bridport town and amenities. Offered with no onward chain.



Property Details

- Three Bedrooms
- Close to amenities
- Generously sized Kitchen/ Dining Room
- Gas Central Heating & Double Glazing
- Low Maintenance Garden
- No Onward Chain

THE PROPERTY

Constructed by a local renowned developer C G Fry, this three-bedroom family home is built in a Georgian style, with the benefit of a modern house. The property is conveniently located on the Western side of Bridport town within easy reach of amenities.

The downstairs accommodation comprises of entrance hall, door to living room with feature fireplace with coal effect gas fire, a front aspect sash style window providing plentiful natural light. To the rear is a generously sized kitchen/dining room with double doors opening out to the garden. The kitchen features an array of fully fitted wall and base units, integrated double oven, gas hob with extractor and space for additional under-counter appliances. Additionally downstairs there is a cloakroom and understairs storage cupboard.

On the first floor is a spacious light and airy landing with airing cupboard, three bedrooms with the principle benefitting from an en-suite shower room and a triple wardrobe with the second bedroom being a good size double and the third a single/ home study. The family bathroom is equipped with a hand wash basin, WC and a shower over the bath.

The property is fully double glazed and has gas-fired central heating.

OUTSIDE

To the rear of the property there is an attractive low maintenance garden with raised planting beds and patio seating area. Steps from the rear of the property

lead up to the back of the garage with a single side door for access. The garage is equipped with light and power and remote control roller door. Adjacent to the garage is a gated area parking area belonging to the property.

SITUATION

The property is located on Dorset's famous Jurassic Coast in the bustling market town of Bridport and within easy reach of the idyllic fishing harbour of West Bay only a short drive away.

Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Surrounded by beautiful countryside, West Bay also marks the north-west end of the famous Chesil Beach.

Local facilities include a post office, arts centre, theatre, leisure centre, library, museum and medical centre. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

SERVICES

Mains electricity, water, drainage and gas central heating.

COUNCIL TAX

Council Tax Band: D (West Dorset Council)

PROPERTY TENURE

Freehold

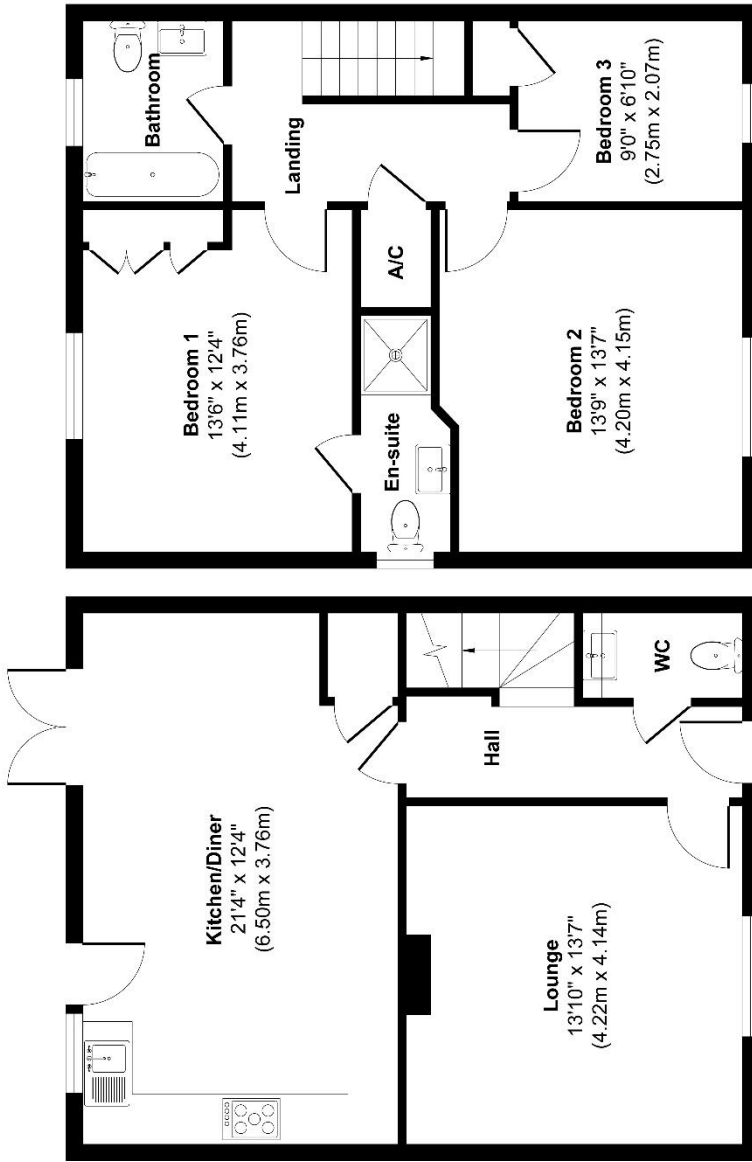
VIEWINGS

Strictly by appointment only with the vendors selling agent Vicary & Co 01297 33449 or 01308 459550.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Important Information:
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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