

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



18, Blind Lane Close, Bradpole, Bridport, Dorset, DT6 3FE  
Guide Price £259,500



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A well-presented Two Bedroom terraced house situated within a popular cul-de-sac on the Northern outskirts of Bridport Town and within easy reach of local schools and amenities.



## Property Details

- Two Bedrooms
- Landscaped garden
- Beautifully maintained
- Popular cul-de-sac
- Parking

### THE PROPERTY

The accommodation comprises of an entrance hallway, to the left is a downstairs cloakroom, to the right is a well-equipped fitted kitchen with a range of wall and base units, integrated electric oven, four burner gas hob, extractor hood and space for a tall fridge freezer and a washing machine. A generously sized living/dining room with understairs storage cupboard and patio doors to the garden.

On the first floor there are two double bedrooms, one front aspect and the other rear aspect with a large built-in wardrobe with sliding doors. A family bathroom with a white suite comprising of bath with shower facility, pedestal handwash basin and WC.

Outside to the rear of the property there is a south facing low maintenance landscaped garden, perfect for alfresco dining. At the bottom of the garden is a storage shed and rear garden access gate. To the front of the property is small gravelled area perfect for planters.

The property also benefits from off-road parking for two cars.

This well-presented property would perfectly suit a first time buyer or provide an ideal investment opportunity having been tenanted achieving a current rent of £795 PCM.

### SITUATION

The village of Bradpole offers a selection of local facilities including a butchers' shop, village hall, church along with a regular bus service to the centre of Bridport. From Bradpole there is a dedicated footpath/ cycle path that leads to Bridport town.

Nearby Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Gas Central Heating

Construction Type: Conventional Brick & Tile Construction

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside.

### FIXTURES & FITTINGS

Certain fixtures & fittings and garden ornaments are excluded from the sale, including some Tenants fixtures (E.g. Timber Decking) which can be available subject to separate negotiation.

### SERVICES

Mains electricity, gas, water and drainage.

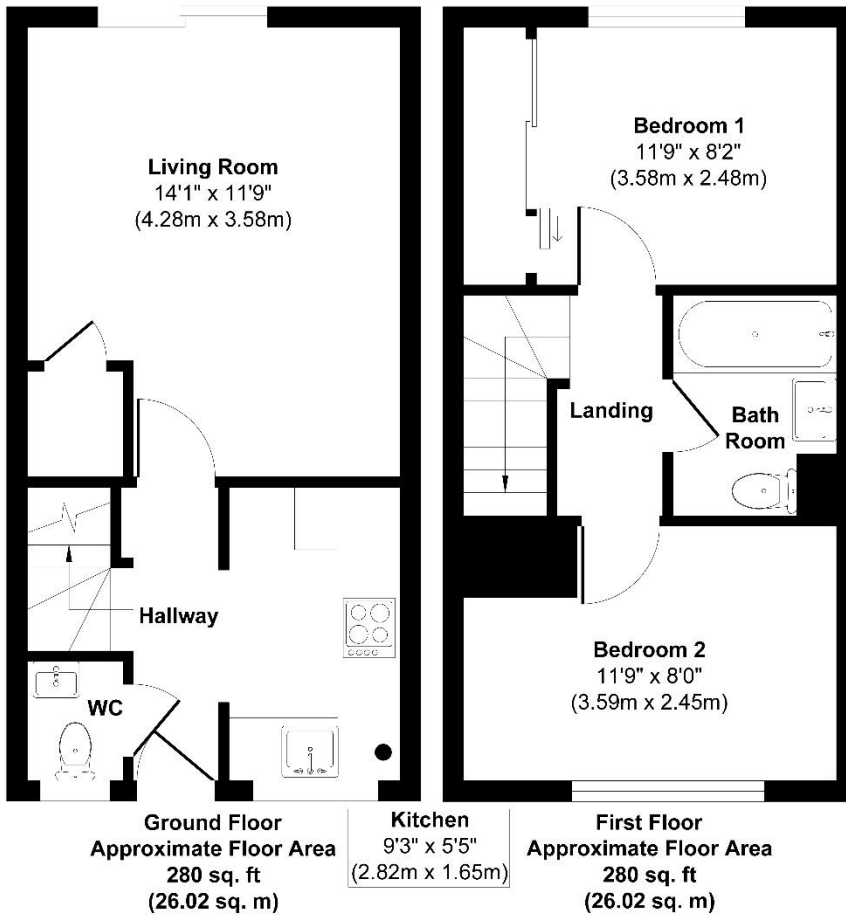
Council Tax Band: B (West Dorset Council)

### VIEWINGS

Strictly by appointment only with Vicary & Co



Blind Lane Close, Bradpole, Bridport, Dorset, DT6 3FE



Approx. Gross Internal Floor Area 560 sq. ft / 52.04 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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