

Axminster Branch

5 South Street
Axminster
Devon
EX13 5AD
01297 33449
sales@vicaryandco.com

vicaryandco.com

Bridport Branch

12A South Street
Bridport
Dorset
DT6 3NQ
01308 459550
info@vicaryandco.com

Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



2 Janice Court, Gundry Lane, Bridport, Dorset, DT6 3RJ
Guide Price £399,000



2 Janice Court, Gundry Lane, Bridport, Dorset, DT6 3RJ
Guide Price £399,000

Presented to a high standard this unique two bedroom semi-detached house is conveniently located central to Bridport town in a peaceful location with a south facing courtyard garden and allocated parking space.



Property Details

- Unique spacious accommodation
- Well-presented throughout
- Modern kitchen
- Convenient central location
- Parking

THE PROPERTY

Janice Court is one of just two unique semi-detached houses built in 1998. Under the current ownership since 2000, the property has been lovingly looked after and upgraded to create a well-appointed home. The property has been designed in a way that is focussed on space and light throughout with a predominantly south facing aspect and double height vaulted ceilings. The open plan layout is designed to create a hub that is perfect for both modern family life and entertaining.

On entering the property, you are greeted by a wonderful light and spacious conservatory with full height windows, double patio doors, stone tiled flooring, painted tongue and groove panelled walls and a walk-in storage cupboard. Through a sliding glass door is the hall with a door to the downstairs double bedroom with recently fitted Sharps built-in wardrobes.

The shower room has been recently updated with beautiful Fired Earth ceramic tiles, a double walk-in shower with rainfall showerhead, integrated navy blue shaker style combination vanity basin and WC, wall mounted heated towel rail and skylight window above.

The open plan living room/ kitchen comprises of neutral-coloured walls with oak flooring throughout, a window seat overlooking the courtyard garden, a fireplace with inset woodburning stove and fitted bespoke display shelves. The recently fitted kitchen is fully equipped with stylish grey shaker style wall and base unit cupboards with a composite quartz work surface. A bespoke double door pantry creates a central feature within the kitchen providing plentiful storage. The kitchen has a tall integrated fridge freezer, integrated dishwasher, built-in in single oven, four burner gas hob with extractor hood above.

A staircase leads up to a spacious mezzanine double bedroom with carpet flooring, neutral walls and a large front aspect window.

OUTSIDE

The south facing courtyard has a paved patio area perfect for alfresco dining and potted plants. There is an outdoor garden storage shed. The property benefits from an allocated parking space, with EV charging facility – subject to personal agreement with neighbour.

SITUATION

Janice Court is centrally located within the bustling market town of Bridport just off South Street with a twice weekly market. 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 regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Brick elevations under a slate roof.

Broadband: Superfast Available (Ofcom Data)

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

Parking: Allocated Parking Space

SERVICES

Mains electricity, gas, water and drainage.

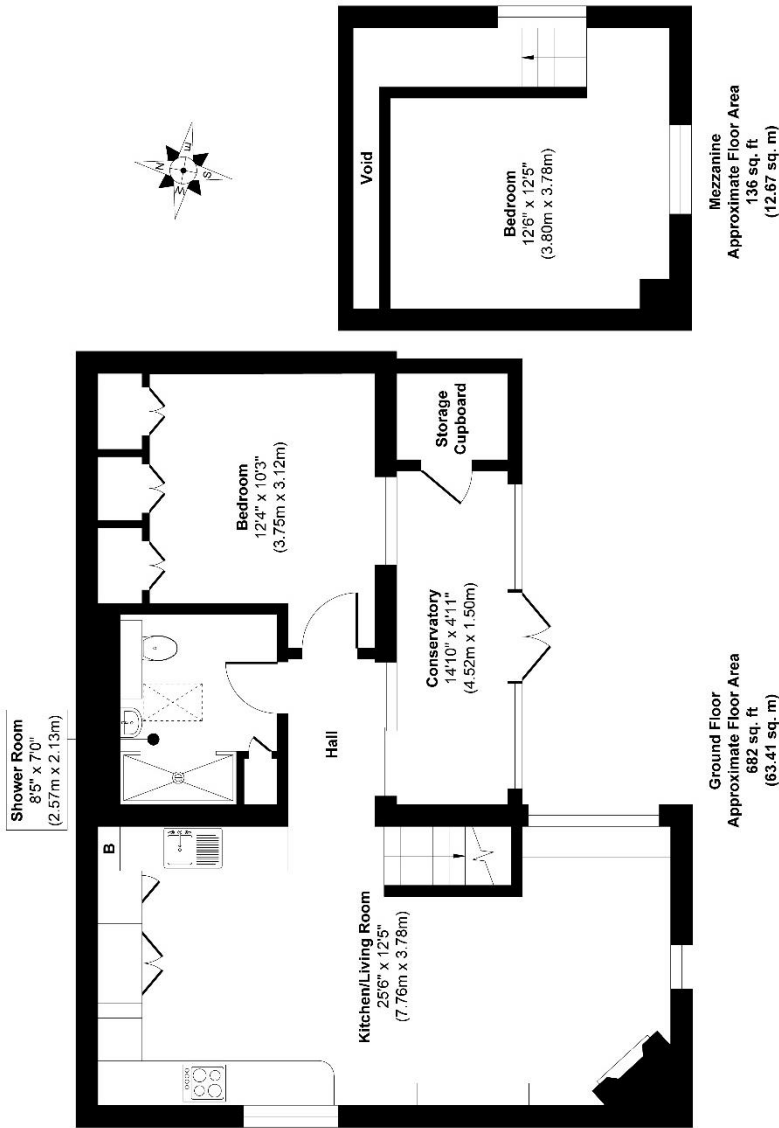
Council Tax Band: D (West Dorset Council)

VIEWINGS

Strictly by appointment only with Vicary & Co



Janice Court, Gundry Lane Bridport, Dorset, DT6 3RJ



Approx. Gross Internal Floor Area 818 sq. ft / 76.08 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		83 B
69-80	C		
55-68	D	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.

Axminster Branch
5 South Street
Axminster
Devon
EX13 5AD
01297 33449
sales@vicaryandco.com

Bridport Branch
12A South Street
Bridport
Dorset
DT6 3NQ
01308 459550
info@vicaryandco.com

Vicary & Co
Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



vicaryandco.com