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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



177, Orchard Crescent Bridport, Dorset, DT6 5HB
Guide Price £269,000



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A well-presented Two Bedroom semi-detached house situated in a popular residential area on the Northern outskirts of Bridport Town and within reach of local schools and amenities.



Property Details

- Two Bedrooms
- Good size garden
- Driveway parking
- Conservatory
- Spacious Accommodation
- Subject to Section 157 Restriction

THE PROPERTY

Situated on the northern fringe of Bridport, this two bedroom house is only a short distance to the town centre and benefits from being within close proximity to the surrounding countryside and walks.

The property comprises of an entrance porch with a slate effect tiled floor and a wall hanging space for coats. Into the hallway a door leads through to the spacious dual aspect living room centred around an open fireplace and an archway through to the conservatory with double French doors out to the garden.

The spacious kitchen/ diner comprises of white shaker style kitchen base and wall units complimented by a contrasting dark granite effect laminate worksurface, a black composite sink/ drainer, an eye-level integrated microwave and separate single oven, four burner ceramic hob and extractor fan above. There is undercounter space for multiple appliances such as a washing machine and fridge. The kitchen has plentiful storage including some bespoke cupboards under the stairs. There is ample room for a dining table and chairs. There is UPVC door that leads out to the rear patio area.

On the first floor there is a light and airy gallery landing with a door on the left to bedroom room one of which is a large double size and dual aspect with space for freestanding wardrobes. Bedroom two situated at the front of the property is a versatile space cleverly designed with a space saving overhead bunk bed with additional storage below. Additionally, there is a built-in wardrobe with integrated dressing table.

The family bathroom benefits from a rear aspect window, a white suite comprising of a bath with wall mounted shower facility and a glass shower screen, a built-in sideboard vanity with countertop basin and separate WC. There are white

ceramic tiles to the walls, slate effect vinyl flooring, a wall mounted radiator, extractor fan and spotlights to the ceiling.

The property benefits from gas central heating and double-glazed windows throughout.

OUTSIDE

To the front of the property is a well-stocked flower bed and parking for 1-2 cars with potential to make additional parking. There is also a side access door to the lean-to storage shed and access through to the rear garden. The south-facing enclosed rear garden is a pleasant space with two patio seating areas, perfect for alfresco dining. A path meanders around a large stocked flowerbed which leads you further into the garden where you will find a pond and a wild garden with mature trees and shrubs.

SITUATION

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. Local schools are within easy reach.

There are also regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

PROPERTY TENURE

Freehold

Subject to Local Section 157 Restriction.

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Conventional Brick & Tile Construction
Spray foam insulation noted to the underside of roof.

Broadband: Superfast Available (Ofcom Data)

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

SERVICES

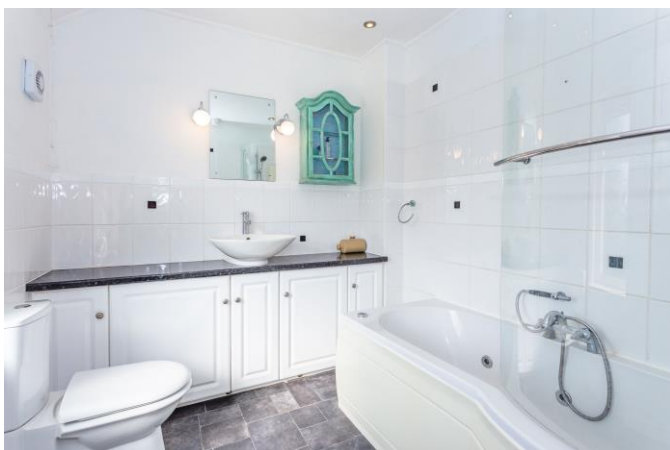
Mains electricity, gas, water and drainage.

Council Tax Band: A (West Dorset Council)

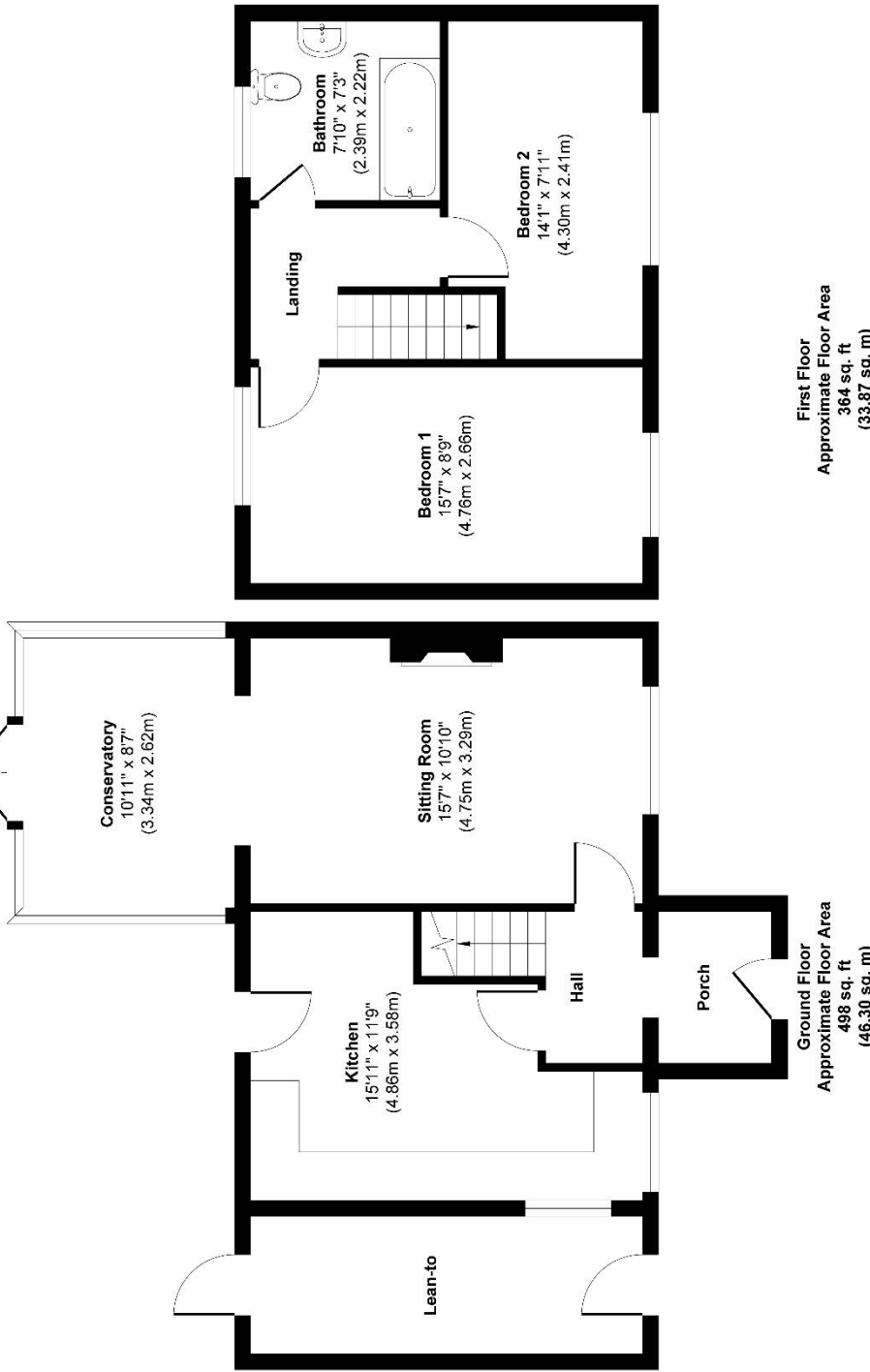
EPC: To be confirmed.

VIEWINGS

Strictly by appointment only with Vicary & Co



Orchard Crescent, Bridport, Dorset, DT6 5HB



Approx. Gross Internal Floor Area 862 sq. ft / 80.18 sq. m (Excluding Lean-To)
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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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