

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



19 Ridwood, Chideock, Bridport, Dorset, DT6 6JP  
Guide Price £139,950



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In need of modernisation this one bedroom first floor apartment situated on the southern side of the popular village of Chideock, in a picturesque setting.



## Property Details

- One bedroom first floor apartment
- Popular village location
- Parking
- Garden
- No onward chain

### THE PROPERTY

The apartment is situated on a small development of properties built in the 1950's and perfectly positioned with glorious panoramic views across the countryside.

The property comprises of a spacious entrance hallway with radiator and cupboard, on the left is an outside store which has now been incorporated providing a useful workshop/ utility area. To the right is the bedroom which is a generously sized double bedroom with a front aspect window and radiator, there is ample room for freestanding bedroom furniture. The bathroom comprises of a walk-in shower enclosure with wall mounted shower, a white pedestal hand wash basin and WC. There is also a wall mounted heated towel rail and a rear aspect double glazed window.

The spacious living room is dual aspect and benefits from a tiled open fireplace, alcove shelving and a wall mounted radiator. The kitchen is dual aspect and well-equipped with a walk-in larder, shaker style cream wall and base unit cupboards with a wood effect laminate worktop and a stainless steel sink/ drainer. There is space for tall fridge freezer, freestanding cooker and washing machine. Within in the kitchen there is a separate cupboard housing the gas boiler.

### OUTSIDE

Outside the property benefits from a rear garden laid-to-lawn with a planting bed and a garden shed. To the front of the property is a small garden/planting area along with a parking space.



### SITUATION

Ridwood is a very well located on the favoured south side of the village close to local amenities and just a short distance from the beach at Seatown. The village of Chideock is a very popular and benefits from good local amenities including shop/newsagents, public houses, parish church and village hall.

The immediate locality is designated as an area of outstanding natural beauty with lots of walking opportunities. The market town of Bridport is only a short drive away providing an array of shops and facilities together with a leisure centre and twice weekly market. The historic seaside town of Lyme Regis is about 15 minutes driving distance to the west. Axminster is just beyond with a main line rail service to London Waterloo and Exeter.

### PROPERTY TENURE

Leasehold - 215 years from 1987 (178 Years remaining)

The property is subject to Section 157 of the Housing Act 1985

### INFORMATION

Heating Type: Gas Central Heating.

Construction Type: Brick construction under a tiled 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)

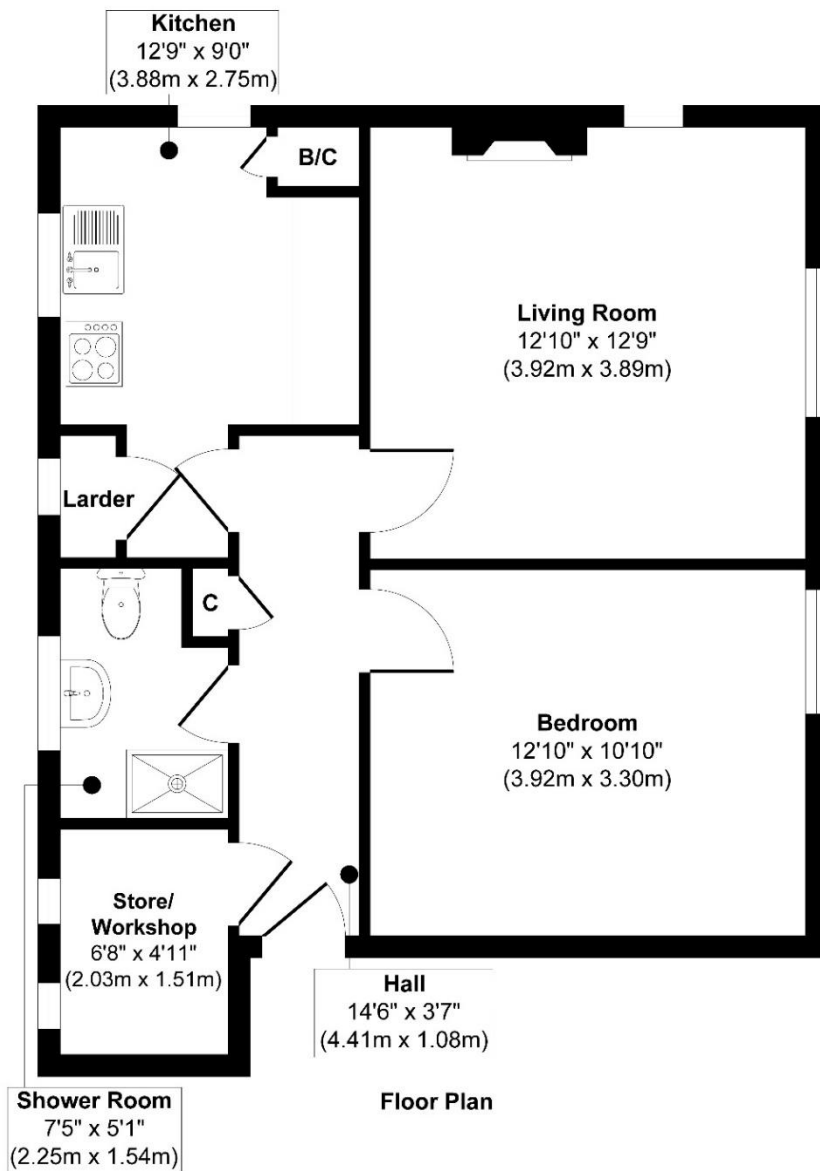
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### VIEWINGS

Strictly by appointment only with Vicary & Co



Ridwood, Chideock, Bridport, Dorset, DT6 6JP



**Approx. Gross Internal Floor Area 543 sq. ft / 50.53 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		
69-80	C	75 C	77 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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