

Axminster Branch

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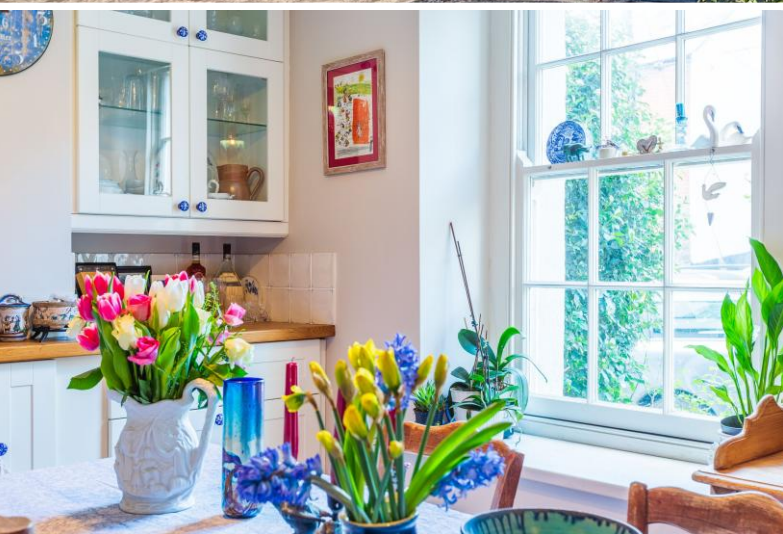
Bridport Branch

38 South Street
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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



74B, North Allington Bridport, Dorset, DT6 5DY
Guide Price £295,000



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A charming Grade II listed terraced house perfectly positioned just a short walk from Bridport town centre and amenities.



Property Details

- Two bedrooms
- Garden
- Study
- Summerhouse
- Character features
- Convenient location to town

THE PROPERTY

This characterful two bedroom terraced house has been lovingly maintained under the current ownership. There have been many improvements that honour the history of the property whilst creating a cosy and functional space perfect for modern day living.

The property comprises of a well-appointed cottage style kitchen with a front aspect sash window, cream shaker style wall cupboards and base units complimented by a solid wood work surface with a double bowl Belfast sink. Integrated appliances include an undercounter Neff fan oven and inset gas hob, there is also additional space freestanding appliances such as a fridge and dishwasher. Flooring on the whole of the ground floor is Kahrs engineered oak floorboards.

The living room is beautifully presented with an inglenook fireplace and woodburning stove, double doors to the rear garden and an open staircase to the landing. From the living room there is a study area with a side aspect window perfect for working from home or hobbies.

The open staircase leads up to the gallery landing where you will find two double bedrooms. On the right is bedroom one with a large sash window to front aspect, a feature fireplace and an open wardrobe hanging space. To the rear of the property is bedroom two with a window to the rear aspect and plentiful space for bedroom furniture. The spacious family bathroom has a classic look with a white bathroom suite comprising of a walk-in shower enclosure with rainfall shower, a bath with handheld shower, a heritage style handwash basin and a low level WC. There is also a cupboard housing the modern gas combi boiler.

OUTSIDE

Outside there is a wonderful courtyard patio area from the living room with brick built lean-to currently used for a

washing machine and tumble dryer. A brick path meanders down to the main garden, which is a potential haven space, well stocked with trees, shrubs, a planting border and laid-to lawn. At the bottom of the garden, you will find a large timber summerhouse with electric.

SITUATION

The property is located within level walking distance of the charming market town of Bridport. Surrounded by beautiful countryside, 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. Just south of Bridport town lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline.

PROPERTY TENURE

Freehold – Grade II Listed

There is a right of way over the neighbouring gardens to provide rear access to the gardens. It is understood that there is a small flying freehold in the bathroom over the neighbouring property.

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Rendered elevation to the front and exposed stone to the rear under a slate roof.

Broadband: Superfast Available (Ofcom Data)

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

Parking: On-street parking to the front – subject to availability.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: B (West Dorset Council)

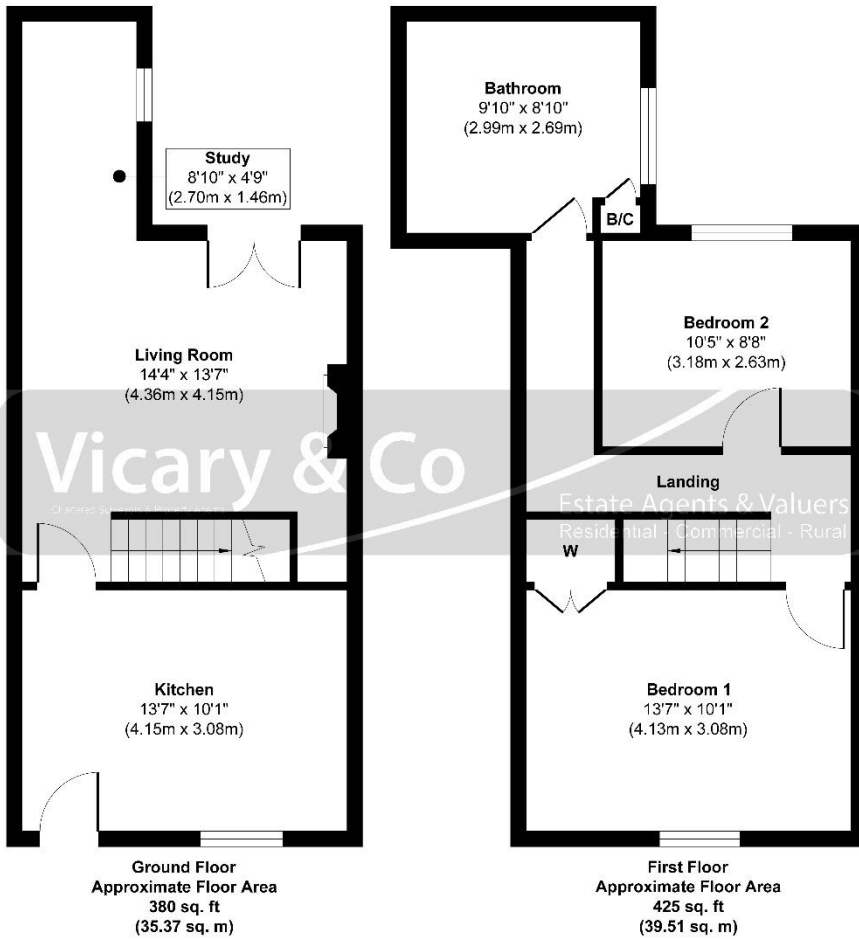
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VIEWINGS

Strictly by appointment only with Vicary & Co



North Allington, Bridport, Dorset, DT6 5DY



Approx. Gross Internal Floor Area 805 sq. ft / 74.88 sq. m
Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 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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