

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



**4 Knightstone Rise, Bridport, Dorset DT6 3DR**  
**Guide Price £340,000**





4 Knightstone Rise, Bridport, Dorset, DT6 3DR

Guide Price £340,000

A beautifully presented and spacious family home on the outskirts of Bridport benefitting from enclosed and low maintenance rear garden, off road allocated parking and garage on block.



## Property Details

- Three bedroom family home
- Convenient location
- Enclosed and low maintenance rear garden
- Parking & Garage
- Cul-de-sac location

### THE PROPERTY

Situated within a quiet cul-de-sac location on the outskirts of Bridport town, this three bedroom house is beautifully presented and within easy distance of the town centre and local amenities such as supermarkets and The Sir John Colfox Academy.

The property comprises of entrance, living room with front aspect window, understairs storage, a door leading through to a modern and well-appointed kitchen diner which is generously sized and provides some built in appliances (including microwave, washing machine, dish washer and fridge freezer) and space for a dining table. There are a mixture of base and wall units which are in a modern and stylish finish and offer ample storage and workspace. From the kitchen there are double French doors leading to a conservatory featuring a wood burning stove, with double doors to the rear leading into the garden.

Upstairs there are three well-proportioned bedrooms, with bedroom one facing over the front of the property and featuring a generous built in wardrobe and double-glazed window to the front. Bedroom two to the rear of the property is of double size with a rear aspect double glazed window, also benefitting from a built-in wardrobe. Bedroom three is of single size, currently fitted as an office, and faces the front of the property. There is also a modern fitted shower room featuring a white pedestal WC and sink and a double shower unit, with a rear aspect window.

The property benefits from gas central heating and double-glazed windows to all rooms.

### Outside

To the front of the property is off road allocated parking and a garage on block, plus a small garden area. To the rear is an enclosed garden mostly laid with shingle, featuring a small patio area plus a large shed with mains power.

### 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 a Dorset Section 157 Restriction.

### INFORMATION

Heating Type: Gas central heating  
  
Construction Type: Traditional with slate roof.  
  
Broadband: Standard & Superfast Available (Ofcom Data)  
  
Mobile phone coverage: The Vendor advises that the signal is good indoors and outside on some major networks.  
  
Parking: Garage & Allocated parking space

### SERVICES

Mains electricity, Gas, Water and drainage.  
Council Tax Band: B (Dorset Council)  
EPC: D (67)

### VIEWINGS

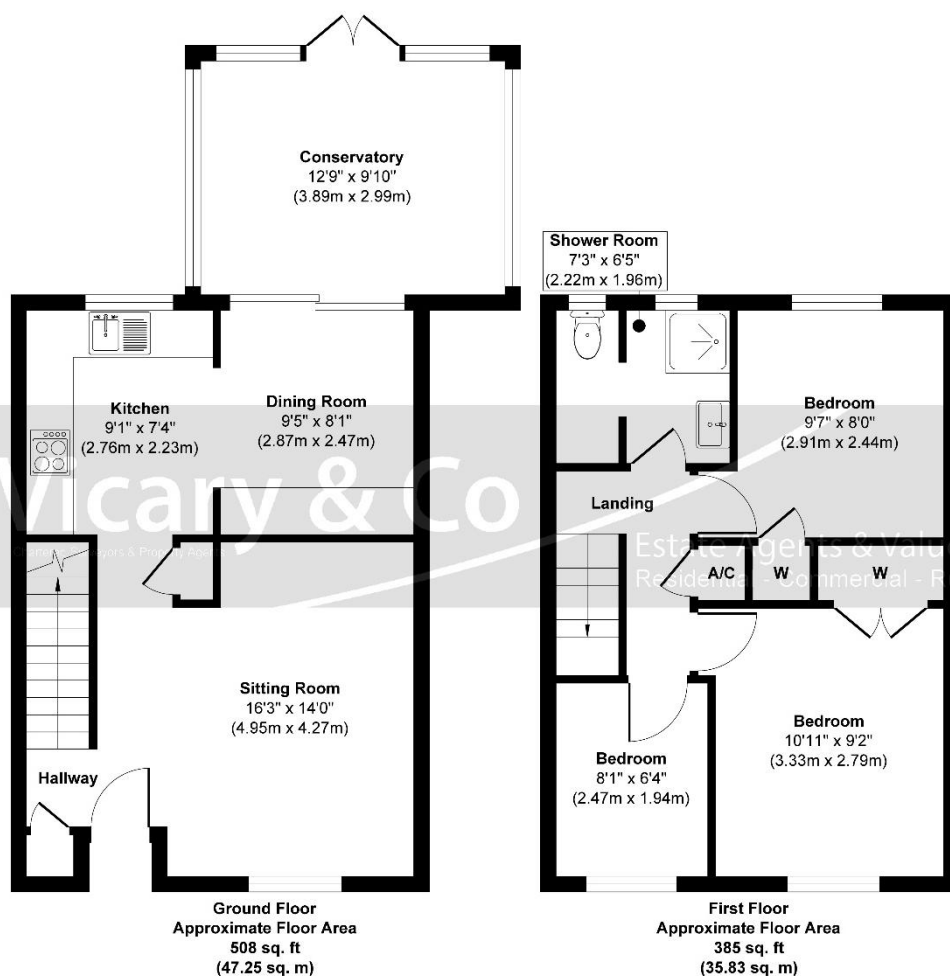
Strictly by appointment only with Vicary & Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



## Knightstone Rise, Bridport, Dorset, DT6 3DR



**Approx. Gross Internal Floor Area 893 sq. ft / 83.08 sq. m**

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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