**Vicary & Co**
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Vicary & Co
Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural







# 4 Queens Road, Bridport, Dorset, DT6 5AW

## Guide Price £272,500



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**This spacious three bedroom semi-detached home offers well-balanced accommodation with flexible living space and a generous enclosed garden. Council Tax Band: B**





# Property Details

- Three bedrooms
- Garden
- Spacious accommodation
- Convenient location to town

## THE PROPERTY

The property is entered via an entrance lobby which leads through to a generous living room. A charming wood-burning stove creates an attractive focal point, while doors open into the conservatory, which currently serves as a dining area and provides an excellent additional reception space with direct access to the rear garden.

The kitchen is fitted with a range of wall and base units, offering practical storage and workspace, with an integrated oven and gas hob. To the rear of the kitchen is a useful lobby area, currently arranged with plumbing for a washing machine, overhead storage and a practical under-stairs storage cupboard. A second door provides access into the conservatory, enhancing the flow of the ground floor accommodation.

Completing the ground floor is a modern bathroom fitted with a white suite comprising a bath with shower facility, wash hand basin and WC. Stylish white metro-style tiled walls create a contemporary finish, while a wall-mounted heated towel rail and an obscure glazed window to the side aspect provide both practicality and natural light.

On the first floor, the property offers two spacious double bedrooms, including a particularly generous main bedroom benefitting from an en-suite WC. A further single bedroom provides versatile accommodation, equally suited as a home office/ study.

## OUTSIDE

Outside, the enclosed rear garden has been designed for both enjoyment and practicality, featuring a patio seating area, laid to lawn garden, garden shed and a sheltered seating area complete with an outdoor pizza oven, ideal for entertaining and outdoor dining.

To the front of the property, there are attractive planting beds alongside a further area laid to lawn, creating a welcoming approach. An established hedge to the front provides a pleasant degree of seclusion and privacy. Whilst there is no parking with the property, the road at the front has no restriction on a first come first serve basis.

## 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. 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
Subject to Section 157 of the housing act 1985

## INFORMATION

Heating Type: Gas Central Heating

Construction Type: Pebbledash render over brick with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

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

Parking: On-street to the front, first come first serve.

## SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: B (West Dorset Council)

EPC: Awaiting Certificate

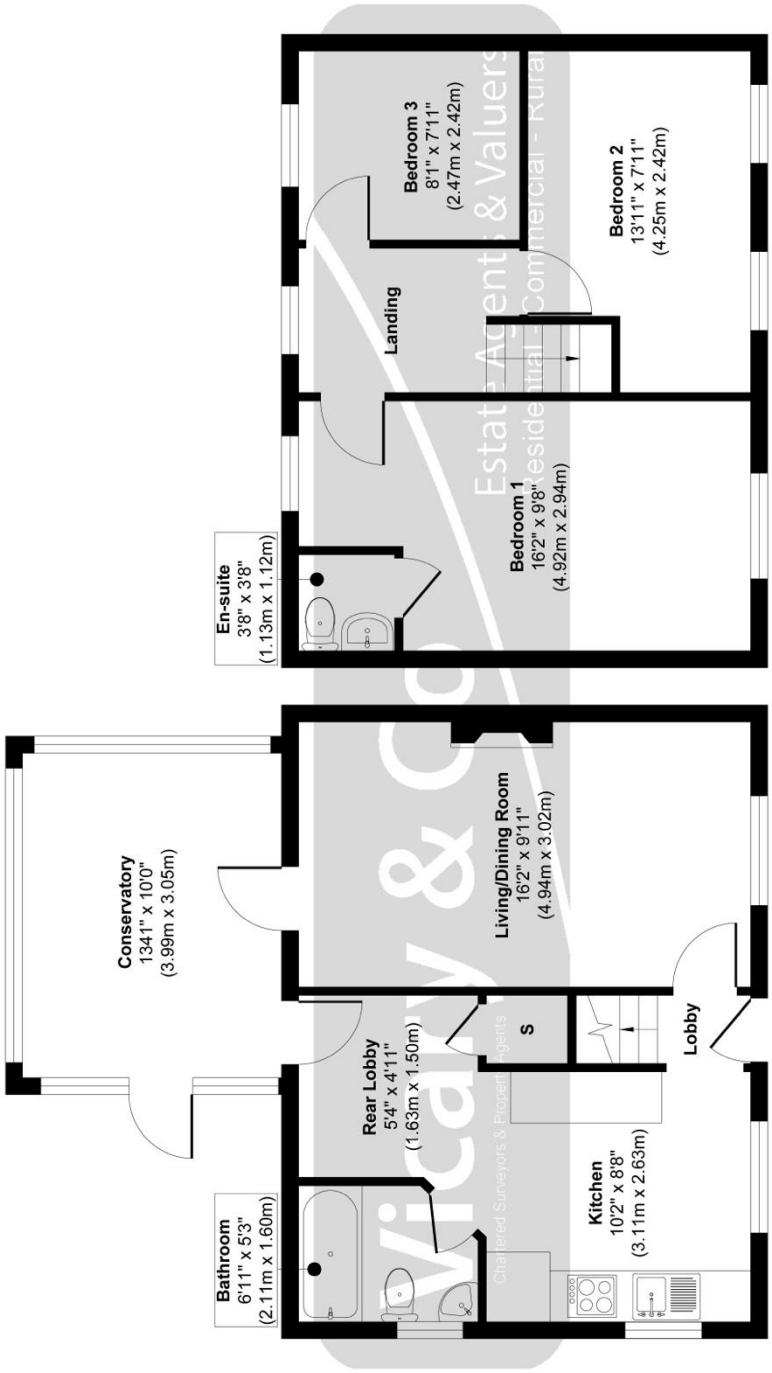
## VIEWINGS

Strictly by appointment only with Vicary & Co





Queens Road, Bridport, Dorset, DT6 5AW




First Floor
Approximate Floor Area
403 sq. ft
(37.53 sq. m)

Ground Floor
Approximate Floor Area
537 sq. ft
(49.96 sq. m)

Approx. Gross Internal Floor Area 940 sq. ft / 87.49 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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