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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



15, Well Plot, Loders, Bridport, Dorset, DT6 4NP

Guide Price £340,000



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A beautifully presented two bedroom semi-detached bungalow situated on the edge of the picturesque village of Loders. Offered with no onward chain.



Property Details

- Two Bedrooms, one with en suite
- Landscaped garden
- Conservatory
- Beautifully maintained
- Far reaching countryside views
- No Onward Chain

THE PROPERTY

This two-bedroom semi-detached bungalow is perfectly positioned in a picturesque semi-rural position on the edge of the sought after village of Loders, set in the heart of sited the valley of the small River Asker, between Waddon Hill and Boarsbarrow Hill. Under the current ownership the property is presented excellently and has been maintained inside and out to a high standard.

The property comprises of entrance hall which provides access to most rooms within the property. On the left you are welcomed by a well-proportioned front aspect living room with fireplace surrounding a wood burning stove. On the right is bedroom one of double proportions, benefitting from extensive built-in wardrobes and an en suite shower room. Bedroom two is of small double proportions and enjoys rear aspect views across the garden and the countryside beyond. The separate family shower room benefits from a white suite comprising of an integrated vanity hand wash basin and WC with a large double size shower enclosure and wall mounted electric shower.

The kitchen dining room offers a versatile living space well-equipped with a farmhouse style kitchen tastefully incorporating a modern twist including grey laminate worktops and plentiful storage with room for freestanding appliances. The kitchen benefits from a large double range style cooker with cooker hood above and ample room for a dining table. Double doors from the kitchen lead through to the conservatory which can be enjoyed all year round, taking in the wonderful views overlooking the garden and decking area.

Outside the garden has been beautifully landscaped creating an intriguing space with gardens to the front and rear of the property. Mostly laid to lawn with established shrub and

flower borders, the rear garden has a decked patio area perfect for alfresco dining and enjoying the peaceful and tranquil views across the open farmland and beyond. Additionally, the garden has three storage sheds, one with power and a side access path between the front and back gardens.

Whilst there is no parking specific to the property, there is a lay-by running the full length of Well Plot which provides adequate parking for residents and visitors.

SITUATION

The village of Loders is an attractive historic settlement set in beautiful unspoilt countryside in West Dorset, situated just over two miles northeast of the market town of Bridport and 13 miles from Dorchester. The area is renowned for its exceptional countryside and designated as an Area of Outstanding Natural Beauty.

The village has many local facilities including a primary school, church, local pub and a bustling village hall. The thriving market towns of Bridport and Dorchester provide an excellent array of shops, schools, restaurants and supermarkets. Dorchester has two main line railway stations to London Waterloo. The village also enjoys close proximity to the Jurassic Coastline at West Bay and Burton Bradstock, both of which have glorious beaches and access to the South West Coast Path.

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

SERVICES

Mains electricity, water, drainage.
Oil fired central heating.
Council Tax Band: B (West Dorset Council)

PROPERTY TENURE

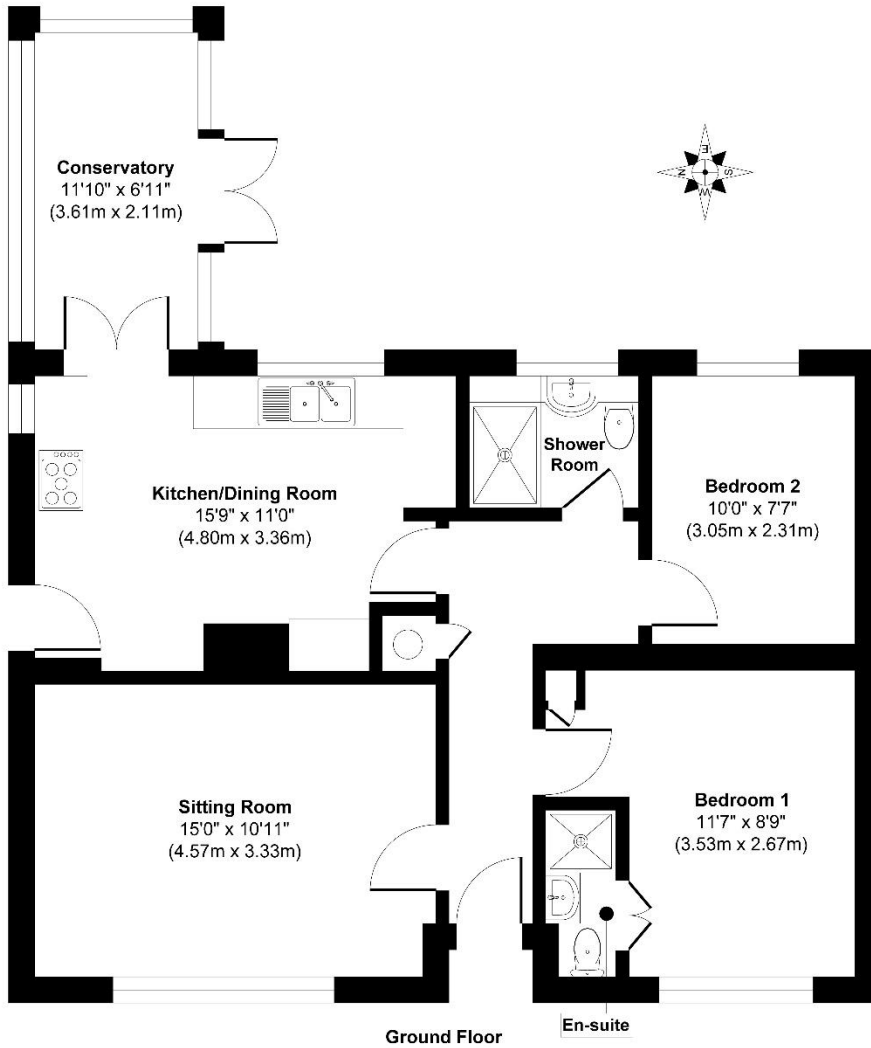
Freehold - Subject to a Section 157 of the Housing Act 1985. The purchaser must be intending to use the property as their principal residence, subject to a formal application to Magna Housing Association (small fee applies). Well Plot is a privately managed road and the property is responsible for 1/18th of the cost of road repairs.

VIEWINGS

Strictly by appointment only with Vicary & Co



Well Plot Lodgers, Bridport, Dorset, DT6 4NP



Approx. Gross Internal Floor Area 763 sq. ft / 70.90 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		85 B
69-80	C		
55-68	D	61 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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