

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



18 Court Orchard Road, Bridport, Dorset, DT6 5EY  
Guide Price £239,500





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Semi-detached three bedroom house situated on the Northern side of Bridport town, in need of modernisation throughout. Subject to section 157.





## Property Details

- Three Bedrooms
- Garden
- Driveway parking
- In need of modernisation
- Spacious Kitchen
- Subject to Section 157 Restriction

### THE PROPERTY

Situated on the northern fringe of Bridport, this three bedroom house is only a short distance to the town centre and benefits from being within close proximity to the surrounding countryside and walks. Requiring renovation throughout, this property has lots of scope for improvement.

The property comprises of entrance hall, living room with front aspect window, understairs storage, a door leading through to the kitchen diner which is generously sized and provides ample room for appliances and a dining table. The kitchen base units have been partially updated along with a modern worktop and stainless-steel sink. From the kitchen there is a side aspect door to the garden. The bathroom benefits from a rear aspect window and comprises of a white suite comprising of a bath with wall mounted shower, a pedestal handwash basin and low-level WC.

Upstairs there are three bedrooms, bedroom one to the front of the property is of double size with space for freestanding furniture. Bedroom two to the rear of the property is of double size with a rear aspect double glazed window, bedroom three is of single size also rear aspect.

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

### OUTSIDE

To the front of the property is off road driveway parking with potential to create further parking. To the rear is an enclosed garden currently laid to lawn with a patio area, garden shed and a side gate for access.

### 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 – Currently Let on an AST.  
Subject to Local Section 157 Restriction.

### INFORMATION

Heating Type: Gas Central Heating

Construction Type: Conventional Brick & Tile Construction

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)

EPC: D (63)

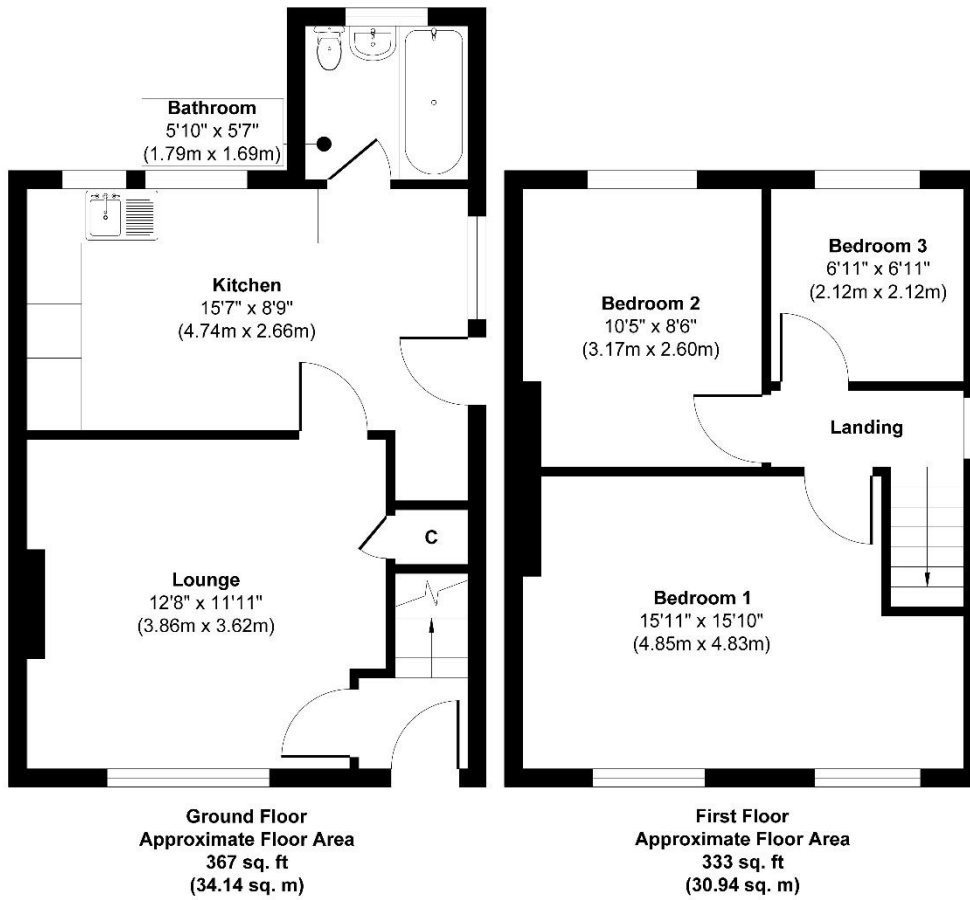
**AGENT NOTE:** To respect the tenants' privacy no internal photographs are being publicly marketed. We understand the from the Vendor the property is to be sold with vacant possession. Any prospective buyer should contact Vicary & Co for more information.

### VIEWINGS

Strictly by appointment only with Vicary & Co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Court Orchard Road, Bridport, Dorset, DT6 5EY



**Approx. Gross Internal Floor Area 700 sq. ft / 65.08 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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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