

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



252 St. Andrews Road, Bridport, Dorset, DT6 3DS  
**REDUCED Price - £260,000**



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A newly refurbished Grade II Listed three bedroom cottage situated a short distance from Bridport town centre and amenities.



## Property Details

- Three bedroom cottage
- Convenient location
- Newly refurbished
- Garden

### THE PROPERTY

This charming three bedroom cottage has been newly refurbished throughout and benefits from some lovely features including farmhouse style doors and an open inglenook fireplace with log burner and original bread oven.

The property comprises of entrance porch, door through to the living room with front aspect window, an open inglenook fireplace with log burner. To the right is bedroom three which could also be used as a study, with a front aspect window. To the rear of the property is a light and airy galley style kitchen/ diner with two rear aspect windows and a door to the garden. The kitchen comprises of cream shaker style base units with a built-in double oven, ceramic hob, wall mounted extractor and a stainless steel 1½ bowl sink/ drainer. There is plumbing for a washing machine and room for a tall fridge freezer.

A staircase leads up to the first floor landing with a storage/ airing cupboard. On the left is bedroom two which is of single size with a front aspect window. Bedroom one is of large double size with a built-in wardrobe with double doors and a front aspect window. The modern family bathroom comprises of a white heritage style suite comprising of pedestal hand wash basin, low level WC, bath with shower over tap facility and a wall mounted antique style towel rail.

### OUTSIDE

Outside the property benefits from a low-maintenance garden with patio seating area, perfect for outside dining. From the garden there are wonderful views across to the distant countryside.

To the rear of the property some of the garden area is currently used as a parking space.

### SITUATION

The property is located on the outskirts 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

### INFORMATION

Heating Type: Gas Central Heating.

Construction Type: Masonry construction with a slate roof.

Broadband: Superfast Available (Ofcom Data)

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

### SERVICES

Mains electricity, gas, water and drainage. (Currently awaiting connection of gas supply).

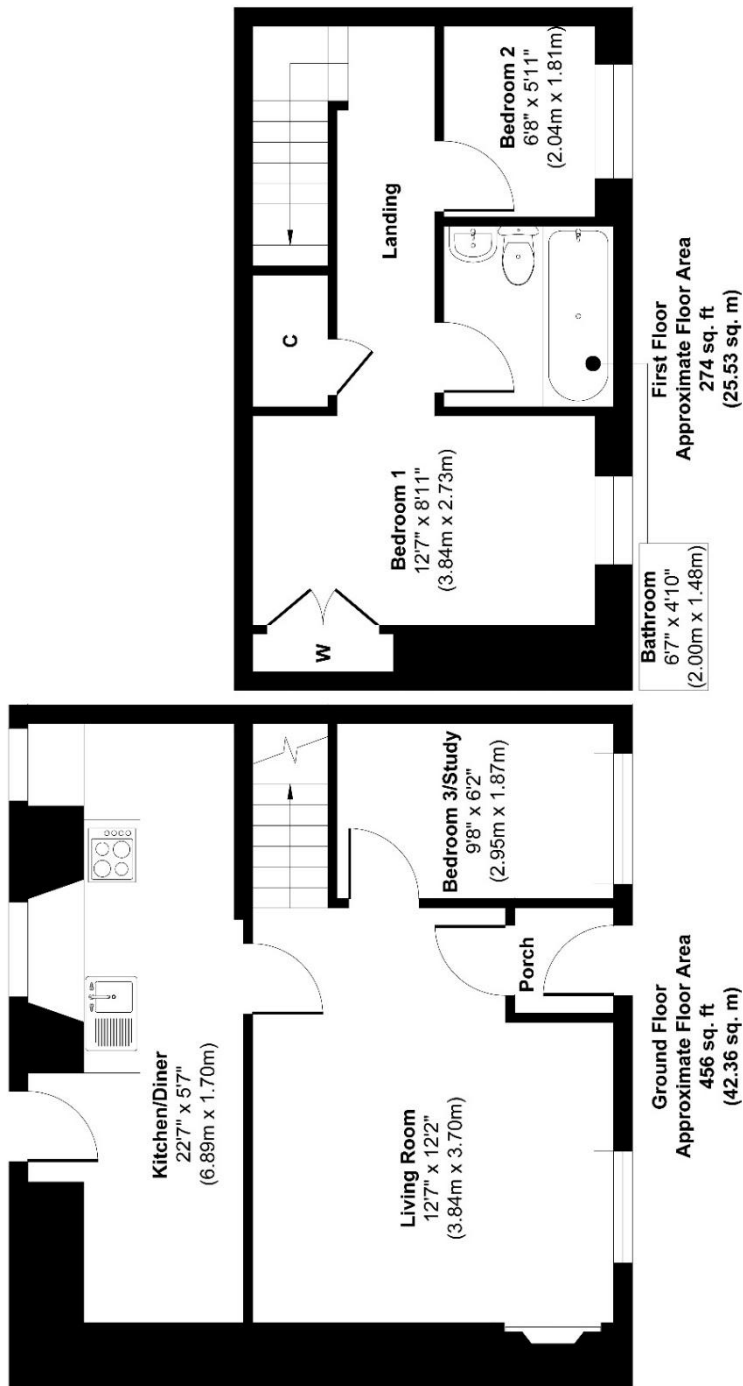
Council Tax Band: C (West Dorset Council)

### VIEWINGS

Strictly by appointment only with Vicary & Co



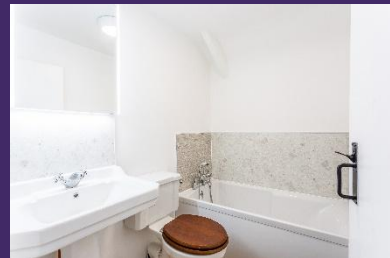
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	90 B

Approx. Gross Internal Floor Area 730 sq. ft / 67.89 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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