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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



5 Sparacre Gardens, Bridport, Dorset, DT6 3NB
Guide Price £370,000



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An end of terrace two-bedroom house in an enviable position close to the centre of Bridport town, offering deceptively spacious accommodation, a mature cottage style garden and off road parking.



Property Details

- Two double bedrooms
- Beautifully presented
- Cottage Style Garden
- Dressing room to principal bedroom
- Off Road Parking for two cars
- Modern Kitchen

THE PROPERTY

Ideally located within easy walking distance of Bridport town centre, this deceptively spacious two-bedroom home enjoys an elevated position with spectacular views across to West Bay. It features a beautiful mature garden and boasts an enviable setting close to local shops and amenities.

The property comprises of entrance porch leading to hallway with storage cupboard, with access to the living room with front aspect bay window and wood burning stove. There is also access to the kitchen diner, which is modern and well presented and offers access to the garden via a uPVC door.

Upstairs there are two generous bedrooms, with bedroom one facing over the front of the property and offering access to the dressing room/ home office, which also enjoys a window to the front aspect. Bedroom two to the rear of the property is also well proportioned and features built in cupboards for storage. There is also a modern fitted bathroom with heritage-style features, consisting of a white pedestal WC and sink and a bath with shower over, with a rear aspect window.

Full of character yet thoughtfully enhanced with stylish upgrades that blend seamlessly with the original charm, this much-improved home under the current ownership boasts high ceilings that create a light and airy feel, complemented by hard flooring throughout—including original floorboards in several rooms.



The property benefits from an air source heat pump which has recently been fitted and solar panels to the roof, plus double-glazed windows to all rooms.

OUTSIDE

The cottage-style garden wraps around the property and features mature flowers and plants throughout, with a shed in the rear garden. To the front, the property also offers parking for two cars.

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

INFORMATION

Heating Type: Centrally Heated - Air Source Heat Pump

Construction Type: Conventional Brick & Tile Construction

Broadband: Ultrafast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside on some networks with limitations on others. (Ofcom Data)

SERVICES

Mains electricity, water and drainage.

Council Tax Band: C (West Dorset Council)

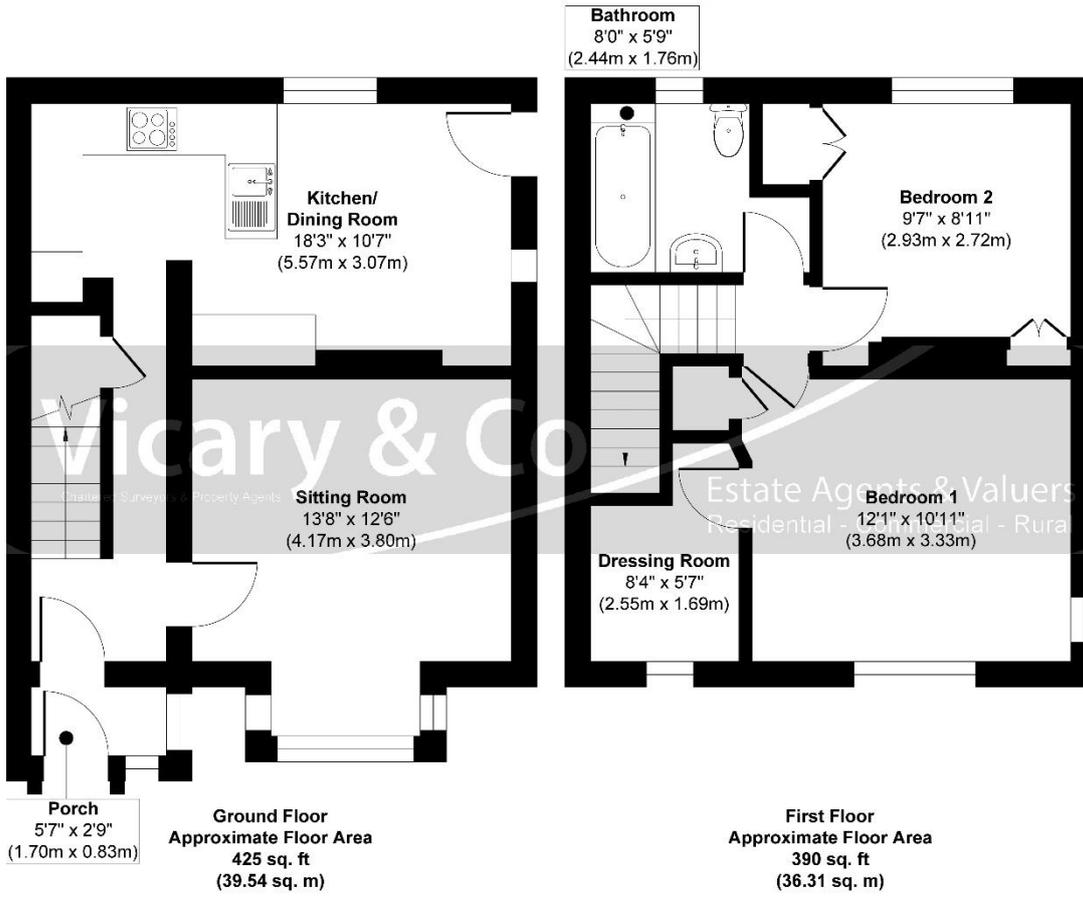
EPC: B (82)

VIEWINGS

Strictly by appointment only with Vicary & Co



Sparacre Gardens, Bridport, Dorset, DT6 3NB



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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