

**Axminster Branch**

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**Bridport Branch**

38 South Street  
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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**

Residential - Commercial - Rural



**26 Pasture Way, Bridport, Dorset, DT6 4DN**  
**Guide Price £325,000**





26 Pasture Way, Bridport, Dorset, DT6 4DN

Guide Price £325,000

A three bedroom semi-detached family home in a popular residential area of Bridport, offered with no onward chain and in need of some modernisation, benefitting from garage, low maintenance rear garden and easy access to the town and local amenities.





## Property Details

- Three Bedrooms
- Two reception rooms
- Garage & Driveway
- Low maintenance garden
- Popular residential area
- No onward chain

### THE PROPERTY

Positioned in a convenient location close to the heart of Bridport town, this property offers three well-proportioned bedrooms, two reception rooms and both driveway and garage parking. In need of light modernisation, the property offers the potential to create an ideal family home.

This deceptively spacious property opens into a convenient porch which leads to an entrance hallway. From this area, the kitchen/dining space can be accessed, which leads through to a large formal dining area benefiting from French doors leading to the garden, and through again to a family living room. There is also a further hallway to the rear of the property which gives internal access to the garage and also to a downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom currently benefitting from a WC, sink and shower over bath as well as an airing cupboard containing the water tank.

In need of light modernisation throughout, the property offers plenty of scope to create the ideal family home in a popular residential area of Bridport and is offered with no onward chain.

### OUTSIDE

To the front of the property, there is an area of low maintenance yet well-tended garden with driveway parking and access to the single garage. To the rear, the property offers a

large patio area accessible from both the kitchen and via the French doors in the dining room, with a tool shed, greenhouse and small raised pond area.

### SITUATION

Pasture Way is a popular residential area of Bridport, with easy access into the town and to local supermarkets and other amenities.

Bridport itself is a vibrant market town boasting two weekly market days, close proximity to the ever-popular West Bay and Jurassic coastline and a renowned friendly and lively culture with plenty of local events throughout the year. Facilities include a post office, arts centre, leisure centre, library, cinema and local museum. Regular bus services connect the town to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Gas Fired Central

Construction Type: Conventional Brick and block construction with a tiled roof.

Broadband: Ultrafast Available (Ofcom Data)

Mobile phone coverage: Network coverage should be available from all major suppliers, please refer to Ofcom and network providers.

Parking: Driveway & Garage

Flood Risk: Very Low – Refer to .GOV Website

### SERVICES

Mains electricity, mains water and drainage

Council Tax Band: C (West Dorset Council)

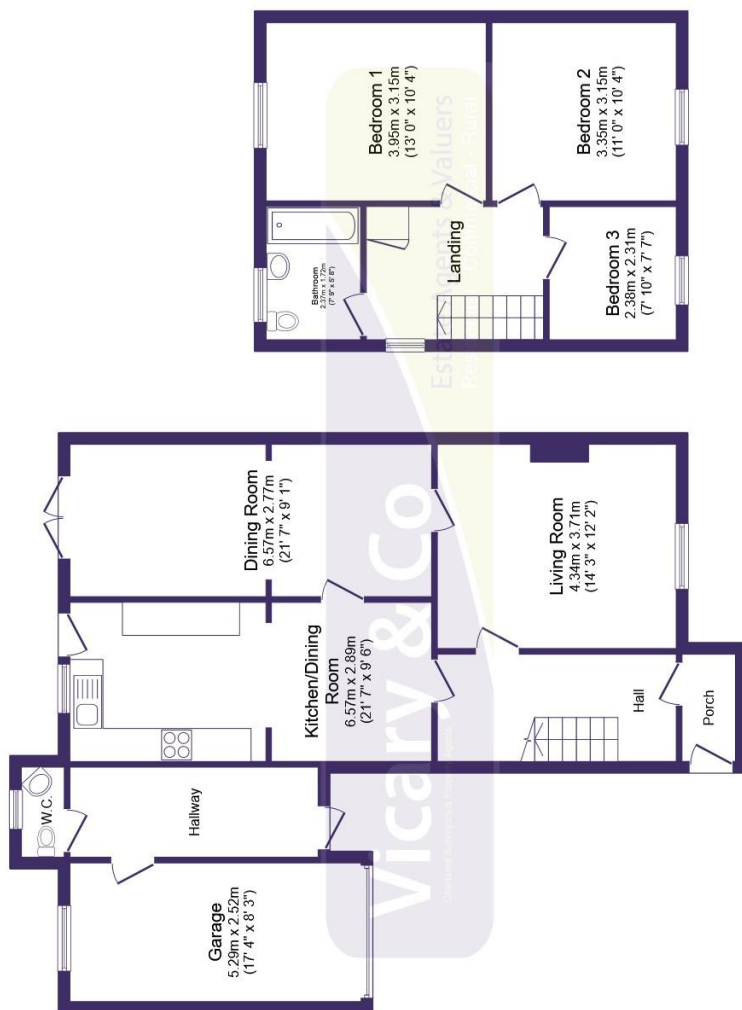
EPC: TBC

### VIEWINGS

Strictly by appointment only with Vicary & Co



26, Pasture Way, Bridport, DT6 4DN, GB



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Total floor area: 131.5 sq.m. (1,415 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



#### 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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