



Charles Road, Burton Bradstock

A charming three bedroom terraced, village house in excellent order throughout and in walking distance to the beach and the shops.

Guide Price

£350,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Charles Road,
Burton Bradstock,
DT6 4RP**

- 3 bedrooms
- Village location
- Conservatory
- Conservation area
 - Garage
- No onward chain

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Charles Road lies in a backwater to the centre of the sought-after village of Burton Bradstock. The development was built by the renowned Poundbury builders, CG Fry, and has stone elevations under a tiled roof.

The property is conventionally arranged with the hallway, off which there is a cloakroom, leading through to a living room. Beyond there is a kitchen/dining room which stretches across the width of the rear of the property with views over the garden behind. The sitting room has a fireplace as its focal point and the kitchen dining room has a dining area with a stable door into the conservatory to one end and to the other end a range of floor and wall mounted units and cupboards to the other end with space for a dishwasher, washing machine and fridge/freezer and with a built-in gas hob with electric double oven under. The conservatory looks out over the garden with double doors that allow the inside and outside spaces to be blurred during the summer months. Upstairs there are three good bedrooms served by a family shower room. The property is

in excellent decorative order throughout and has UPVC double glazing, gas fired heating with a combination boiler and contemporary wood laminate flooring throughout.

Outside

To the front of the property, the garden is laid to a paved terrace edged by herbaceous and shrub planting. To the rear of the property, there is a charming garden, larger than its neighbours, for the most part, laid to lawn with areas of mature herbaceous and shrub planting to the edges. The garden is enclosed by timber fencing with a useful timber garden shed to one corner and a gate giving pedestrian access. The property benefits from a garage, across the road from the property.

Situation

Burton Bradstock is a conservation village having an abundance of charming stone and thatch properties. It is an active village with a number of amenities including a general store, post office, public houses, village school, library, petrol station and a regular bus service. The

surrounding countryside is designated as being an Area of Outstanding Natural Beauty with a recently acclaimed World Heritage Coastline either owned or controlled by the National Trust.

Services

Mains water, gas, electricity and drainage.

Gas fired central heating.

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Network coverage is good both indoors and out.

Local Authority

Dorset Council - 01305 251010

Council Tax Band: C

EPC: C

Directions

From our office proceed along South Street to the Crown Roundabout, taking the second exit (signposted Burton Bradstock). Proceed along the coast road, an on entering Burton Bradstock turn left into Charles Road.

What3Words:///squeaking.paddock.building

Charles Road, Burton Bradstock, Bridport

Approximate Area = 987 sq ft / 91.6 sq m

For identification only - Not to scale



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
England & Wales	EU Directive 2002/91/EC

Bridport/SVA/29.04.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1112444



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