

A two-story brick house with a garden. The house has a red brick facade and a tiled roof. There are several windows with dark frames. A black door with a small porch is visible. A black sign with white text and a yellow 'FOR SALE' banner is placed in front of the door. The garden is green with some plants and a metal railing. A small sign is visible on the wall near the door.

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FOR SALE

Down End Court

Crock Lane, Bridport

Down End Court

Crock Lane
Bridport
DT6 4HZ

A well presented two bedroom terraced house with a garage, within easy reach of Bridport town centre.



- No Onward Chain
- Residents Parking & Garage
- Views Over Town to Countryside Beyond
- Within Easy Reach of Town Centre & Jurassic Coast
 - Countryside Walks on the Doorstep



Guide Price £239,950

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

This well presented two bedroom terraced house is conveniently located along the popular Crock Lane, within easy reach of the town centre and with countryside walks on the doorstep. Having been redecorated over recent years, the property is now presented in excellent order and offers bright and spacious accommodation.

Internally, a useful inner porch opens into the modern fitted kitchen with a range of wall and base units and an integrated electric oven and hob, with space for other appliances. A large fitted dresser and display unit spans one wall, providing plenty of storage. The spacious living room is to the rear, with a window overlooking the garden and a door providing access to the garden and garage beyond. Upstairs, there are two good sized double bedrooms, both enjoying distant country views, and a family bathroom fitted with a white suite comprising a bath, wc, sink and heated towel rail.

OUTSIDE

The property is approached over a pretty communal front garden, with a shared path leading up to the front door. There is a small seating area to the rear and a further area of lawn. The property has the immense benefit of residents parking and a garage.

SITUATION

Crock Lane is a popular residential road within easy walking distance of Bridport Town centre, nearby bus links and supermarkets. Also close by are a good choice of walks including Asker Meadows (which also makes a pleasant route into town) and Bothenhampton Hill. Bridport is situated by the River Brit and is a busy, active market town and popular holiday area, designated as being in an Area of Outstanding Natural Beauty, where street markets are held twice weekly. The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, a World Heritage Site.

TENURE

Leasehold. 999 year lease from June 1985. There is a service charge of £734 per annum to include maintenance of the communal areas and building insurance. Ground rent of £27.

It is understood that the property can be used for Assured Shorthold Tenancies. Holiday letting and pets are not permitted.

SERVICES

Mains electricity, water and drainage. Electric night storage heating.

Broadband - Superfast broadband is available.

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

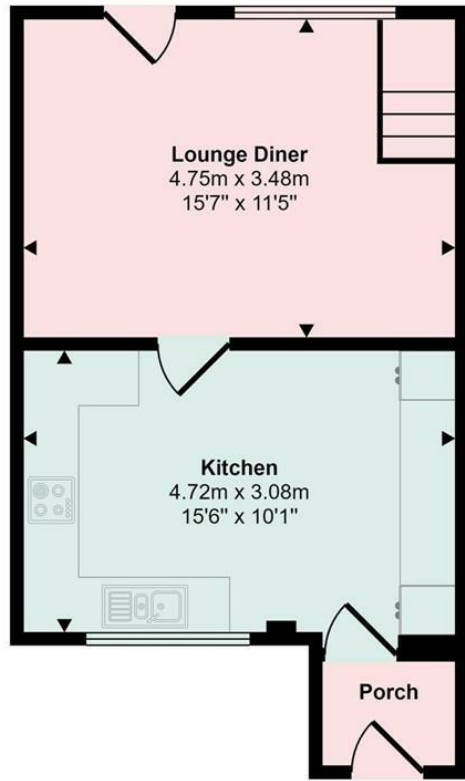
Council Tax Band B.

LOCAL AUTHORITY

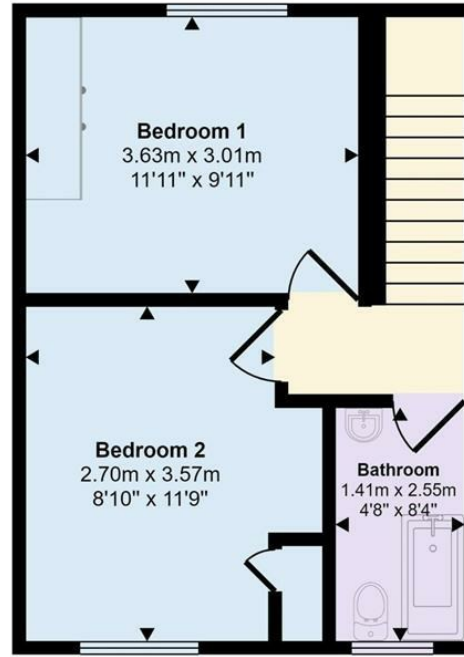
Dorset Council Tel: 01305 251010.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from 1 to 10.			
10	A	88	
9	B		
8	C		
7	D	58	
6	E		
5	F		
4	G		
Minimum energy efficient design (MEED) code			
England & Wales			
EPC Directive 2002/91/EC			



Ground Floor



First Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bridport/IRU/rev071024



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