

Symonds
& Sampson



Barr Lane

Burton Bradstock, Bridport, Dorset

Barr Lane

Burton Bradstock

Bridport

Dorset

DT6 4PX

A beautifully presented three bedroom semi-detached house situated in the popular coastal village of Burton Bradstock, with ample parking and a delightful rear garden.



- Beautifully presented throughout
 - Ample parking
 - Useful outbuilding
- Three double bedrooms
- Lovely rear garden

Offers In Excess Of £450,000

Freehold

Bridport Sales
01308 422092

bridport@symondsandsampson.co.uk



THE PROPERTY

This beautifully presented semi-detached house has been extended over the years, and now offers light and bright accommodation in this sought after coastal village. Having been modernised and improved under the current ownership, the property now presents in excellent order, and has the additional benefit of an outbuilding which could be used a studio or home office if required.

The property is conventionally arranged around a central hallway, with a large porch to the front with plenty of space for coats and shoes. The formal living room is to the front, with a focal point of a fireplace equipped with a woodburning stove. The family/dining room is to the rear, and is a light and bright space, with a feature fireplace and double doors opening onto the rear garden. The modern fitted kitchen is fitted with a comprehensive range of wall and base units, with an integrated dishwasher and space for a cooker. The kitchen opens into a useful utility room with space for further appliances and provides access to the cloakroom.

Upstairs are the three double bedrooms, with the principal at the front facing south, enjoying lovely countryside views. The other two are at the rear, and have a pleasant outlook over the pretty rear garden. These rooms share the family bathroom, which has a shower, a roll top bath, wc and sink.

The landing has a lovely feature reading nook with a window seat to the front.

OUTSIDE

To the front of the property is a shared entrance, providing access to the large driveway providing parking for several cars. A real feature of the property is the large rear garden with a useful insulated outbuilding with power and light, currently utilised as a home office. A patio immediately adjoins the house, ideal for al fresco dining, with a pathway leading town to a further seating area and pond. Beyond here is an area of lawn, with raised vegetable beds and several fruit trees, including an apple, pear and fig tree.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

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

LOCAL AUTHORITY

Dorset Council: 01305 251010

Council Tax Band: D.

SITUATION

The village of Burton Bradstock is just a walk to the beach

and has a number of well-regarded restaurants and pubs. As one of the most sought after coastal villages along the iconic stretch of the Jurassic Coast, the village has a primary school, church, shops, post office, several restaurants, pubs and cafés, library, children's park and a late-night garage/shop. The village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset, and consists largely of period stone and thatched cottages. Nearby Bridport boasts a twice weekly market and offers an excellent selection of independent local shops and supermarkets. There are very good primary schools and a secondary school. Further amenities are available at Dorchester. Transport links are good with the M5 motorway connection at Taunton, regional airports at Exeter or Bournemouth and rail connections at Dorchester or Crewkerne on the Waterloo line.

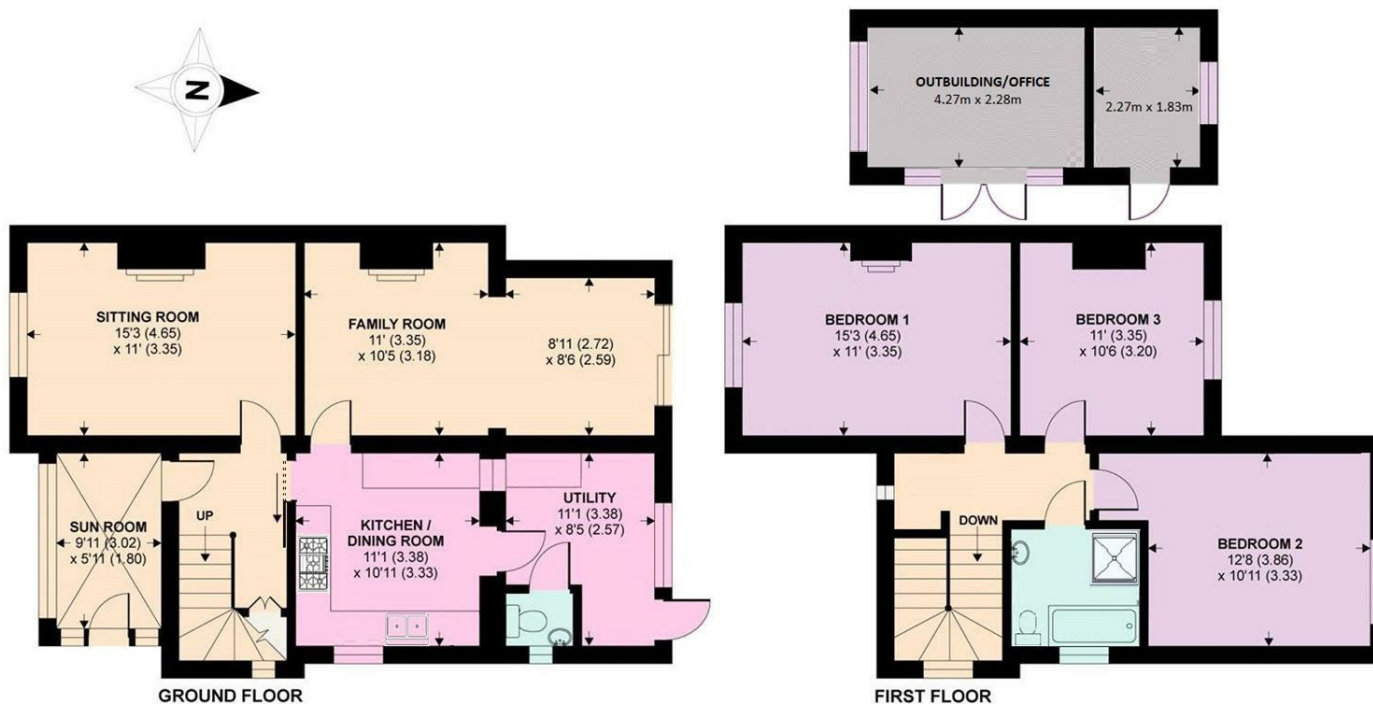
AGENTS NOTE

Please note that this property is subject to a section 157 housing restriction.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (92-100)	
A+ (89-91)	
A (86-88)	
B (83-85)	
C (81-82)	
D (78-80)	
E (75-77)	
F (73-74)	
G (71-72)	
Very energy inefficient - higher running costs	
England & Wales	EU Directive 2010/31/EU

Barr Lane, Burton Bradstock, Bridport, DT6 4PX



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