

Symonds
& Sampson



Marshwood
Bridport, Dorset

penvale
cottage

Marshwood

Bridport
Dorset
DT6 5QB

Detached three bedroom house with huge potential and a large garden.



- Scope for improvement and extension
 - Large reception room
 - 3 bedrooms
- Bathroom and en-suite shower room
 - Parking and garage

Guide Price £400,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

The house is believed to have been built in the 1970s and has warm reconstituted stone elevations under a tiled roof, and is situated in the popular village of Marshwood. The property boasts a large garden, parking for several cars and a garage, and offers scope for improvement.

ACCOMMODATION

The property is arranged with a central hallway on the ground floor, from which all the principal rooms are accessed, with a landing above. The living accommodation is flowing, with the sitting room to the front of the property centred around the fireplace giving way to a formal dining area and in turn to a conservatory. To the rear of the property there is a kitchen that is equipped with a comprehensive range of floor and wall mounted units and cupboards with a door to the back garden. Upstairs there are three good bedrooms, the principal of which has an ensuite shower room, with the two remaining bedrooms sharing a family bathroom. All the bedrooms have built-in double wardrobes. Although the property is in need of some modernisation and improvement, it remains in working order and, subject to obtaining the necessary consents, could be reconfigured or substantially extended into the large garden.

SERVICES

Mains electricity and water are connected. Private drainage to septic tank. Electric heating.
Broadband - Ultrafast broadband is available.
Mobile phone coverage - Network coverage is limited indoors and good outdoors.
Dorset Council 01305 251010.
Council Tax Band D.

OUTSIDE

A wall flanked entrance from the village road leads through to an extensive area of driveway, laid to a mixture of stone chippings and gravel, providing parking and access to a garage on the right hand side of the house. There are areas of lawn either side of the driveway edged by mature shrub planting. Immediately to the rear of the property there is an extensive area of paved terrace giving way to the main body of the garden, which is for the most part laid to lawn with mature herbaceous, shrub and tree planting to the sides. Two thirds of the way along the garden there is an attractive Willow tree behind which there are two high yielding mature Apple trees. The garage, that sits to the right hand side of the house, is detached and is equipped with light and power.

SITUATION

The property is situated in the centre of the village of Marshwood. Marshwood has a garage to its centre and a church, primary school and public house to the outskirts. The village road gives swift access to both Axminster and Bridport. Bridport is a bustling market town, which has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///encloses.ducks.pimples

MATERIAL INFORMATION

The photographs were taken in 2018.
We understand that the septic tank is in full working order, however it is assumed that it does not comply with the 2020 regulations. Please contact the office for further information.



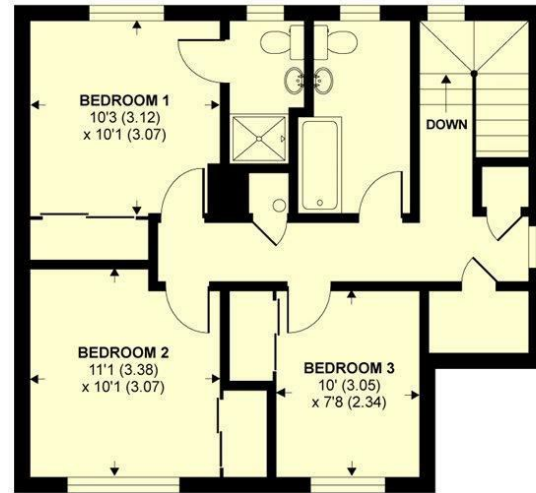
Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
<small>Information on energy efficiency ratings can be found at www.gov.uk</small>	
<small>England & Wales</small>	

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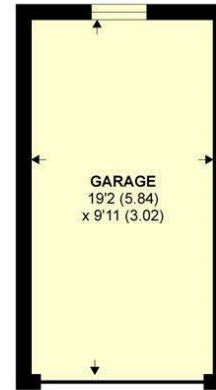
APPROX. GROSS INTERNAL FLOOR AREA 1314 SQ FT 122 SQ METRES



GROUND FLOOR



FIRST FLOOR



GARAGE
19'2 (5.84)
x 9'11 (3.02)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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