



# Looke Lane

Puncknowle, Dorchester



# Looke Lane

Puncknowle  
Dorchester  
DT2 9BB

A three-bedroom semi-detached bungalow situated in the popular village of Puncknowle, with uninterrupted views over the Bride Valley.



- Countryside views
  - No chain
- Spacious living area
- Located in quiet village

Guide Price £475,000

Freehold

Bridport Sales  
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## THE DWELLING

Situated in the peaceful village of Puncknowle, this three-bedroom bungalow enjoys far reaching countryside views over the Bride Valley. The property has been extended over the years and provides generous accommodation but is now in need of light refurbishment throughout.

## ACCOMMODATION

The kitchen/dining room spans much of the full width of the bungalow, with the kitchen to one end and dining area to the other. The kitchen is fitted with a comprehensive range of wall and base units, with an integrated electric double oven, gas hob, fridge freezer and space for additional appliances. This opens into a generously proportioned living room, with bi-folding doors onto the rear garden.

There are three double bedrooms, all enjoying the far-reaching country views with the principal bedroom benefitting from double doors onto a terrace. These are served by a shower room.

## OUTSIDE

To the front of the property there is a driveway and a small area of lawn, with a terrace from which to enjoy the views. To the rear, the south facing garden has a decked area adjoining the property, with an area of lawn and a useful storage space to the side.

## SITUATION

Puncknowle is situated in the sought-after Bride Valley, and has an active community with public house, village hall and church. Within the Bride Valley there are several local groups and activities and the sea is just over a mile away. The village is in the West Dorset AONB and there are good walks from the village in the surrounding countryside. Bridport is approximately 6 miles away along the scenic coast road, and is a bustling and vibrant market town. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events.

## DIRECTIONS

What3words:///zone.relocated.cement

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

Broadband - Superfast speed available

Mobile - You are limited to get mobile coverage and likely outdoors (<https://checker.ofcom.org.uk/>)

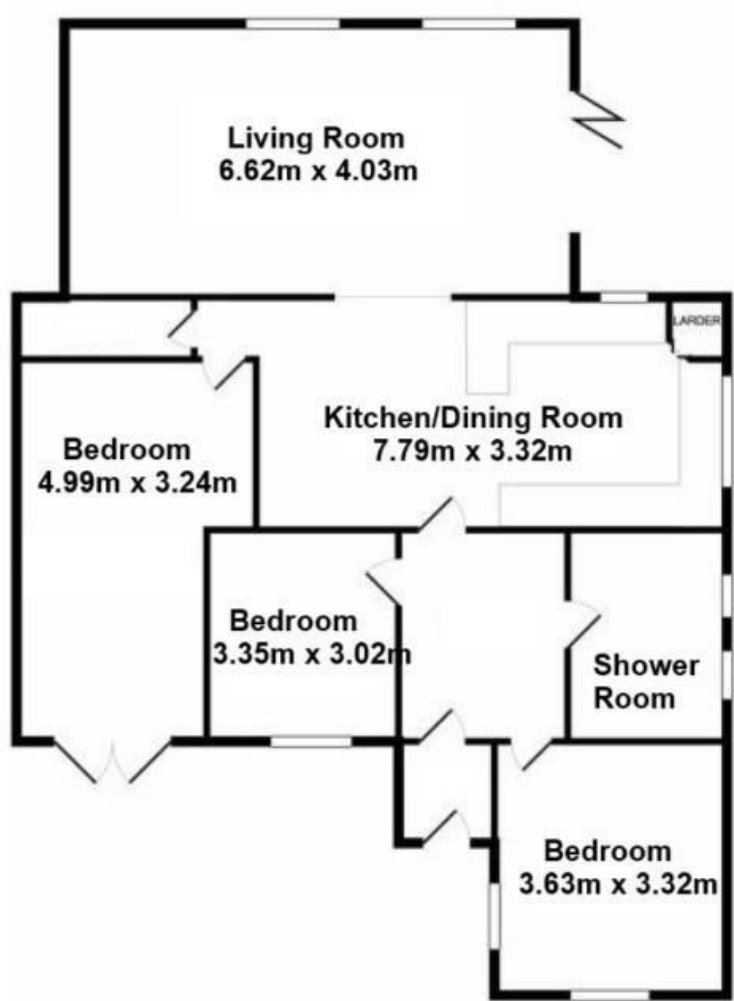
Council Tax Band: D (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

The former vendors had taken strides to convert the loft space into additional accommodation. The loft space has flooring laid, and an ensuite has been installed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	78
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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