

A two-story stone house with a tiled roof. The house has a conservatory on the left side. The roof is covered in moss. There are several windows with white frames. The house is surrounded by greenery and a garden.

Symonds
& Sampson

West House

The Warren, Chideock, Bridport, Dorset

West House

The Warren

Chideock

Bridport

Dorset DT6 6JW

Three bedroom house with a garage, carport and studio close to the local pubs and shop, with beach at Seatown.



- Close to the beach at Seatown
- Within easy reach of village amenities
- Views towards the surrounding countryside to the rear
- Garage, studio and off road parking

Guide Price **£390,000**

Freehold

Bridport Sales
01308 422092
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THE PROPERTY

This three bedroom semi-detached house has been well maintained and improved over the years and presents in good order throughout. The contemporary kitchen is fitted with an attractive range of wall and base units, with sliding doors into the dining room, allowing for more open plan living if required. The living room is of generous proportions, with a focal point of a fireplace equipped with a woodburning stove and a large understairs storage cupboard. The conservatory is to the rear overlooking the garden, and there is a rear porch with a cloakroom. Upstairs are three double bedrooms and a family bathroom. The principal bedroom has an ensuite shower room and the rooms to the rear enjoy wonderful views towards the surrounding hills and countryside.

OUTSIDE

The property is accessed off North Road, leading to the garage and parking area at the rear. A carport and studio has been added to the garage, incorporating a useful log store and extra space for garden storage. Beyond the studio is a paved terrace and area of lawn enclosed with mature hedging. Adjoining the property is a further area of lawn with planted borders, and a paved terrace looking out towards the surrounding countryside. A path wraps around to the small front garden.

SITUATION

Chideock is a popular West Dorset village, being just under a mile from Seatown and the renowned Jurassic coastline and Lyme Bay. It has two pubs, a shop, church and village hall. Bridport is nearby with a variety of shops, public houses and restaurants. Walking, golfing, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///chest.eminent.sundial

SERVICES

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

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

Dorset Council - 01305 251010.

Council Tax Band: E

MATERIAL INFORMATION

There is a right of way over a private driveway access off North Road leading to the parking. It is understood that there is an informal arrangement for the shared maintenance of this road.



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient | B | | |
| Decent | C | | |
| Needs improvement | D | | |
| Energy inefficient - higher running costs | E | | |
| Very energy inefficient - higher running costs | F | | |
| Extremely energy inefficient - highest running costs | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

West House, Chideock, Bridport

Approximate Area = 1358 sq ft / 126.1 sq m (excludes carport)

Garage = 194 sq ft / 18 sq m

Outbuildings = 113 sq ft / 10.4 sq m

Total = 1665 sq ft / 154.5 sq m

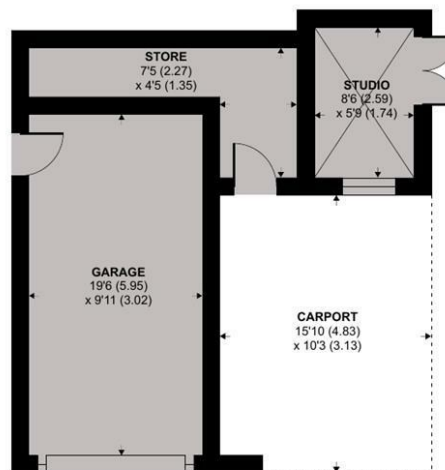
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE / CARPORT / OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1373527



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