



Crock Lane
Bridport

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This two-bedroom (originally three bedroom, easily re-instated), detached bungalow has been extensively renovated and is set within a much sought after residential location in Bridport and within easy reach of both nearby countryside and the town centre. Accommodation includes a modern kitchen and separate utility room, open-plan sitting/dining room and newly fitted modern bathroom. Externally, the property benefits from a sizeable, rear garden and ample space to the front for off-road parking.

This delightful home is situated within Crock Lane on the eastern edge of Bridport town centre. Surrounded by beautiful countryside, Bridport offers a twice weekly market and is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Within the town's boundary also lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline. Local facilities include comprehensive shopping facilities, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole. Direct train services to London Waterloo and Bristol Temple Meads run from the County Town of Dorchester, located 15 miles east.



- Extensively refurbished under the current ownership.
- Electric underfloor heating, ECO heaters, PV panels and integrated Swedish wood burner.
- Full re-wire and re-plumbing and new hot water tank.
- A large open plan living space provides an excellent area for dining and sitting room furniture. The current owners have removed a wall, previously bedroom three, to extend this open plan space but could be easily reinstated. The third bedroom had its own electric, heating and 'escape' window. Bi-fold doors open onto a decked area overlooking the rear garden.
- A modern kitchen with Neff twin ovens, microwave, warming drawer, dishwasher and induction hob.
- The property has planning approval for a loft conversion and single storey rear extension.

- The newly fitted modern bathroom with white suite consisting of a P shaped bath with shower attachment over, WC and sink set into a useful storage cupboard.
- Generous garden, mainly laid to lawn with a variety of mature plants, trees and shrubs. There is newly fitted decking abutting the property providing a sunny and convenient spot to place outside furniture. To the rear of the garden is a wildlife pond and raised vegetable beds. The garden is fully enclosed with timber fencing.
- Partly re-rendered and new guttering with new fascias and soffits. Both flat roofs have got newly installed 'warm roofs'.
- To the front of the property is a generous space for off road parking and a small area of grass and plants. There is decking for a shed or similar storage facility.

Agents Notes:

Please note the sellers own the PV solar panels outright.
EPC rating D.

Room Dimensions:

Sitting / Dining Room	18'6" x 23'6" (5.63m x 7.17m) max
Kitchen	16'7" x 8'7" (5.05m x 2.62m)
Utility Room	11'3" x 8'6" (3.43m x 2.59m) max
Bedroom One	14'3" x 9'11" (4.34m x 3.02m)
Bedroom Two	10'7" x 9'4" (3.23m x 2.84m)

Services:

Mains gas currently disconnected and meter removed, but supply available for reconnection. Electric heating and PV panels.

Local Authorities:

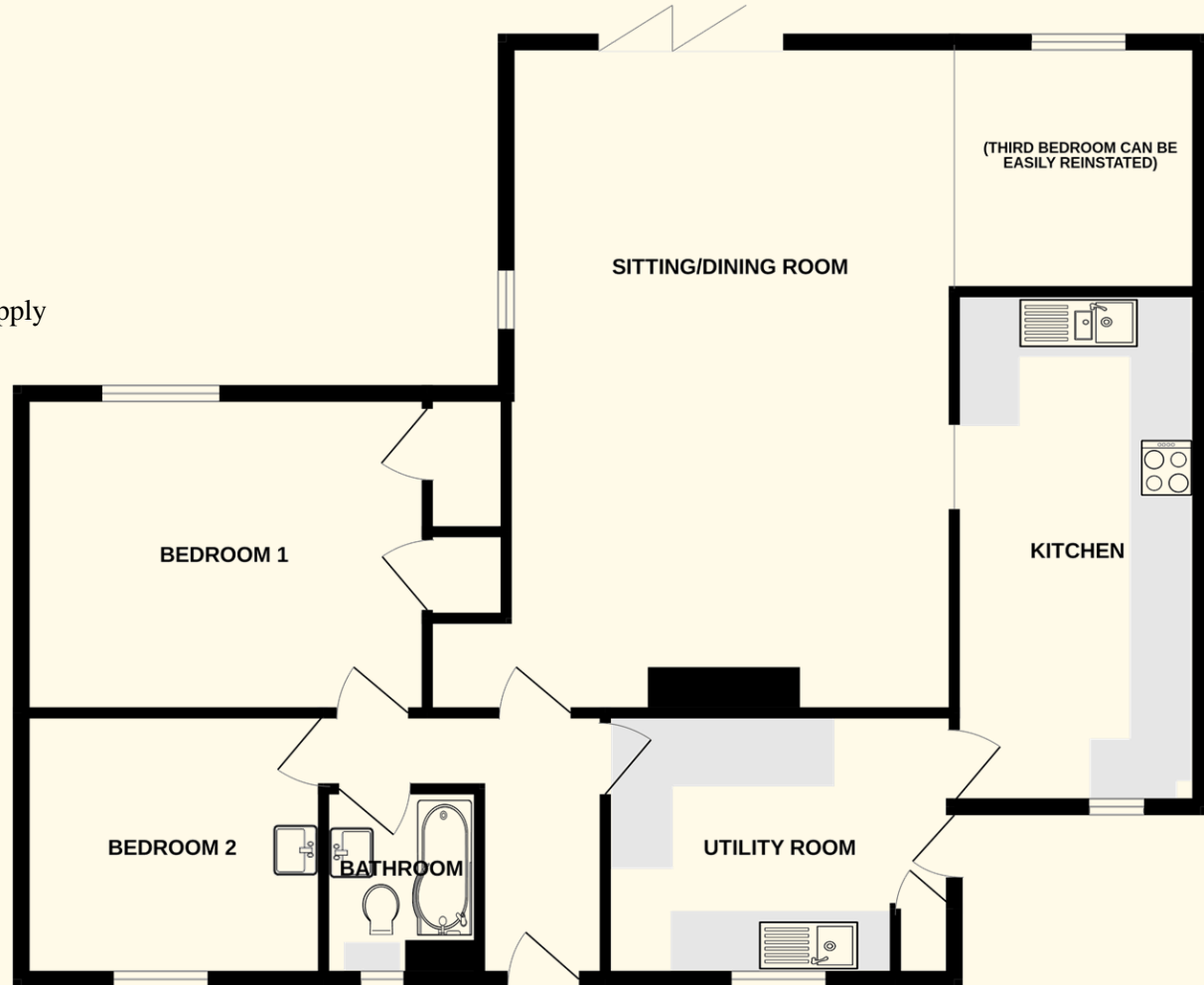
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is C.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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