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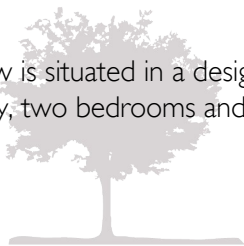
Independent Property Consultants and Valuers



Banton Shard, Bridport

Offers in excess of £300,000

OFFERED FOR SALE WITH NO ONWARD CHAIN, this detached bungalow is situated in a designated area of outstanding natural beauty within the charming market town of Bridport. Accommodation includes two reception rooms, kitchen, conservatory, two bedrooms and bathroom. Externally, the home benefits from a rear garden with garage and driveway for off-road parking. EPC rating E.





Situation

Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, twice weekly market 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 a post office, 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.

Key Features

A part-glazed door takes you through to the a porchway, enter another door to access the property's hallway leading to all ground floor accommodation.

The property benefits from two reception rooms. The living room is lovely and light with large bay windows and a double aspect view. The room has a characterful feel with the original open fireplace with surround and mantle. The second reception room has an electric fire and in-built cupboards housing the immersion tank.

The kitchen has a range of base-level units, sink with drainer and mixer tap. The room also has the additional benefit of two large walk-in cupboards suitable for a pantry. A door leads to a conservatory.

Both bedrooms are double in size with the main benefitting from large bay windows. Both are carpeted.

The family bathroom consists of a panel-enclosed bath, WC and hand basin. The is a vanity storage cupboard over the sink.

Externally, there is a generous sized rear garden mainly laid to lawn with areas of patio. The front has a driveway offering off-road parking and a single garage.

Agents Note

We understand the road in not adopted - to our knowledge the road is owned by national home builder Persimmon Homes. They are responsible for any maintenance and there are no maintenance costs for the property owners.

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

Services

Mains electricity, water and drainage are connected. Gas fired central heating.

Flood Risk

Surface water – very low risk.

Rivers and the sea - very low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



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.