



Pageant Close
Bridport



Situated in an area of outstanding natural beauty and in the popular area of Bridport, within a quiet cul-de-sac, is this three-double-bedroom end of terrace home. Further accommodation includes a sitting room, kitchen/diner, utility room, WC and family bathroom. There is an enclosed rear garden, receiving a south-westerly facing aspect and to the front, the home boasts a paved driveway providing off-road parking for 2-3 cars. EPC rating C.

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.



A part-glazed UPVC door leads to the hallway of the property, with stairs rising to the first floor and access offered to the sitting room.

The sitting room has a cosy feel and features a front aspect window, allowing natural light to flood the room and a central gas fire. There is an understairs storage cupboard and an opening takes you through to the kitchen/diner.

The kitchen/diner offers space for both a table and chairs and breakfast bar area. The kitchen itself is fitted with a range of neutral 'shaker style' wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a fridge-freezer, an electric single oven, electric four-ring hob with extractor hood above and dishwasher. A door provides direct access onto the rear garden and a separate utility room offers further space and plumbing for a washing machine and tumble dryer. In turn, the utility room leads to the WC.



Bedrooms one and two are located on the first floor and both benefit from fitted wardrobes. The remaining bedroom is on the second floor and is accompanied with a variety of eaves storage options and two Velux windows.

Serving the bedrooms, is the family bathroom, furnished with a suite comprising a panel enclosed bath with part-shower screen, waterfall shower head and shower attachment, WC, heated towel rail and wash hand basin with vanity storage below. The room is complete with tiled flooring and partly-tiled walls.

Externally, there is an enclosed, south-westerly facing garden with areas of lawn and patio. There are two timber sheds and a paved driveway is located to the front.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is B.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

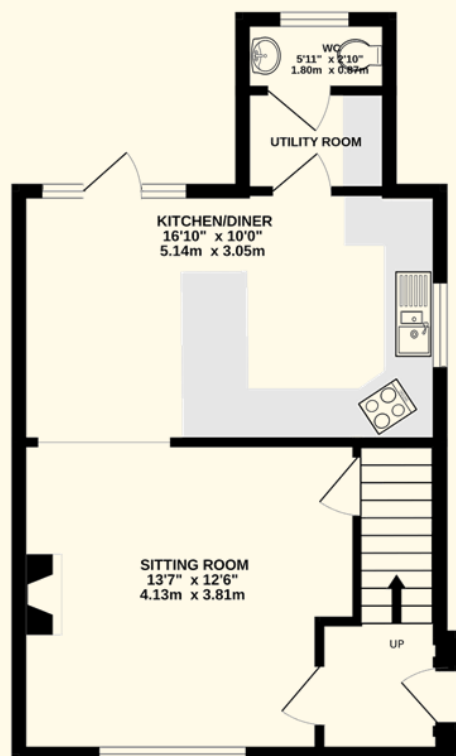
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Agents Notes:

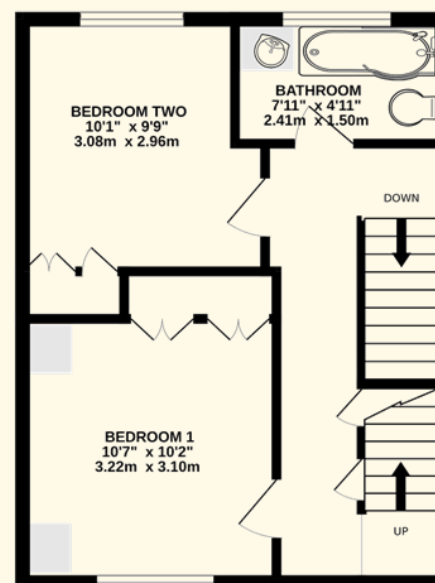
Please note the property is subject to a section 157 and restrictions will apply.

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.

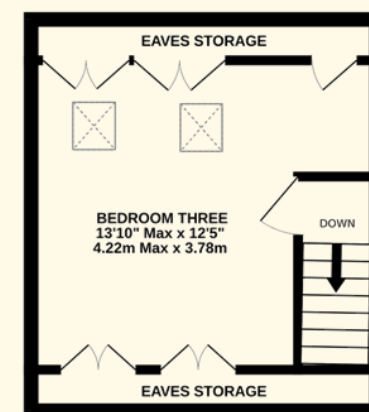
GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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Broadband:

At the time of the listing standard and superfast broadband are available.

Mobile service indoor is listed as likely or limited depending on the provider and outdoor is likely.

For up-to-date information please visit
<https://checker.ofcom.org.uk/>