



Arundell
Chideock

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Located on a residents-only no through road and in a quiet location, this property is an attractive three-bedroom thatched, detached family home. Well-presented throughout, this home offers accommodation comprising of a sitting/dining room, kitchen, utility room, conservatory, WC, three-bedrooms with en-suite facilities to bedroom one, and family bathroom. Externally, the property offers a fully enclosed split-level beautiful rear garden, driveway for two cars and single garage. EPC rating C.

10 Arundell is situated in the historic village of Chideock with beautiful walks, nearby beaches and the popular Anchor pub at Seatown. Seatown is a pretty seaside village just a 10 minute walk along a nearby footpath where the spectacular Golden Cap towers above. Much of the coast is controlled by the National Trust and designated as a World Heritage site. Within the village of Chideock, there are useful local amenities including an excellent general store a short walk from the property, a public house, a sub-Post Office, churches, and a frequent bus service to Bridport. The vibrant market town of Bridport is situated approximately 2.5 miles east of the village, just a 10 minute drive, while the county town of Dorchester, with its mainline rail service to London Waterloo and Bristol Temple Meads, is around 18 miles away.



The front door opens onto a small entrance hall providing space to decant outdoor wear and internal doors take you through to the sitting/dining room and kitchen.

The dual aspect sitting dining room offers plentiful natural light via a number of front and rear aspect windows. The room offers a recessed wood-burning stove and engineered oak flooring. French doors lead to the conservatory and stairs, with understairs cupboard, take you to the first floor.

The modern and stylish kitchen has a Rangemaster oven and is fitted with a range of wall and base units with Quartz worksurface over and 1 ½ bowl inset sink with mixer tap and drainer. There is quarry tiled flooring and inset lighting and an opening leads through to the utility room and ground floor WC.

The rear aspect conservatory overlooks the rear garden and village. A side aspect door opens on to the rear garden.

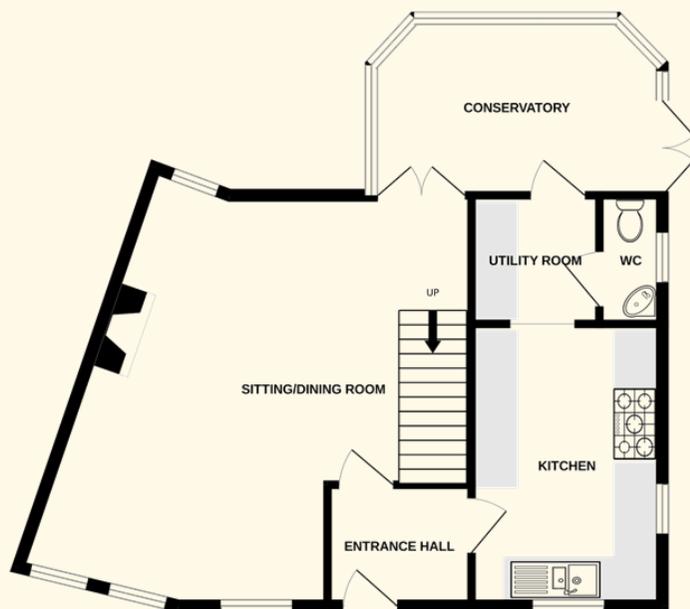
Stairs lead to the first floor landing offering access to all rooms and a storage cupboard.

The property offers three bedrooms with bedroom one boasting generous dimensions and ensuite double shower room facilities. Two rear aspect windows offer the room plentiful natural light and there is an open double wardrobe storage area. Bedroom two also offers built-in storage.

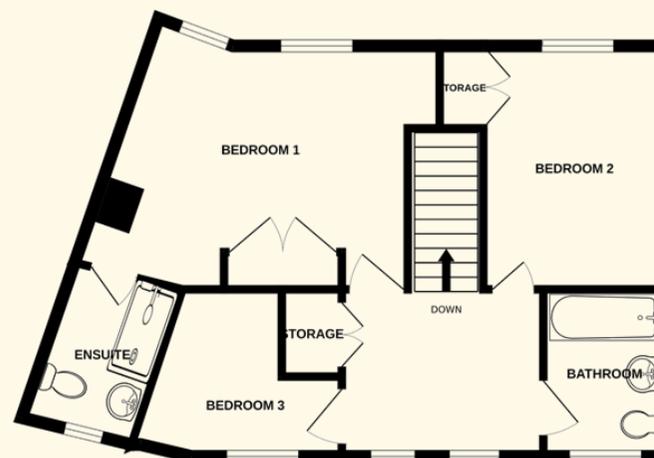
The family bathroom is fitted with a white suite comprising panel enclosed bath with shower over, WC and wash hand basin.

Externally, the property boasts an attractive split-level, fully enclosed rear garden laid to lawn, patio and decking and boasting a variety of mature plants and shrubs. A side gate leads to the garage and a gate offers access to the front drive providing parking for two cars. The single garage has power and light.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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Flood Risk:
Zone 1

Room Dimensions:

Sitting/Dining Room	4.50m x 5.84m (14'09" x 19'02") max
Kitchen	2.69m x 3.94m (8'10" x 12'11")
Utility Room	1.78m x 1.68m (5'10" x 5'06")
Conservatory	4.09m x 2.49m (13'05" x 8'02")
Bedroom One	4.24m x 3.53m (13'11" x 11'07") max
En-suite	1.65m x 1.85m (5'05" x 6'01")
Bedroom Two	3.40m x 3.18m (11'02" x 10'05") max
Bedroom Three	2.77m x 2.36m (9'01" x 7'09")
Bathroom	2.31m x 1.73m (7'07" x 5'08")

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.

Services:

Mains electricity, water and drainage are connected.
Mains 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 E.