



Little Park



# Little Park

Allington Park, Bridport, DT6 5DD

Town centre 0.2 miles. West Bay 2 miles.

A very attractive and spacious, individual detached chalet bungalow set in large private south-facing walled gardens, within one of Bridport's most sought after roads close to the town centre.

- Individual chalet bungalow
- Improvement Potential , No forward chain
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- 2 Reception rooms
- Kitchen/breakfast room
- Large walled south-facing gardens
- In all about 1/5 / 1/4 acre
- Easy walk to town centre
- Highly desirable address
- Freehold. Council Tax Band E

Guide Price £700,000

## THE PROPERTY

Little Park is a very attractive and spacious individual detached chalet bungalow, set in large private south-facing walled gardens, well located in Allington Park, one of Bridport's most desirable addresses.

The property was architect designed and built for the current owners in 1963, having brick faced elevations with low maintenance PVC fascias. The well presented accommodation is well thought out and the majority of the rooms enjoy the sunny south-facing aspect.

The many excellent features include gas-fired central heating with a recently replaced boiler, uPVC windows and newly replaced patio door, well equipped kitchen with solid oak fronted units, electric double oven, electric ceramic hob



Integrated fridge, freezer, dishwasher and washing machine, downstairs shower room with walk-in shower and first floor en-suite bathroom, built-in wardrobes to two of the bedrooms and a natural stone open fireplace to the living room. There is scope for further improvement.

A further major selling feature of the property are the lovely well stocked south-facing walled gardens.

### **OUTSIDE**

Double gates lead onto a brick paved driveway with single garage and brick paved pathways beyond.

There are large well stocked gardens extending to the south and east, including large expanses of lawn with flower and shrub borders, terrace and a timber shed.

### **SITUATION**

Allington Park is a very attractive no-through road made up, principally, of individual detached properties and considered to be one of the most sought after roads in Bridport. The property is very conveniently located within easy walking distance of the town centre, with its excellent shopping, business and leisure facilities together with a bustling twice weekly market. It is also within close walking distance of open countryside, including Allington Hill (Woodland Trust), the River Meadows and highly regarded schools.

The beautiful World Heritage Jurassic Coast at West Bay is only a few miles, with its bathing beaches, 18-hole golf course and access to the stunning coast and clifftop walks. The coastal village of Eype and the hamlet of Seatown are also within only a few miles. The larger centres of Weymouth, Dorchester and Yeovil are all within 20/40 minutes' driving distance, with mainline rail services to London. The historic coastal town of Lyme Regis is just 12 miles along the coast.

### **SERVICES**

All mains services. Gas-fired central heating.

### **VIEWING**

Strictly by appointment with Stags Bridport

### **DIRECTIONS**

From our Bridport office proceed to the Town Hall and turn left into West Street. Continue across two mini-roundabouts into West Allington and Allington Park is the 2nd right turning. Little Park is located after a short distance, on the right.



Approximate Area = 1532 sq ft / 142.3 sq m  
 Garage = 196 sq ft / 18.2 sq m  
 Total = 1728 sq ft / 160.5 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags. REF: 1018953

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C		66	
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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