



7 Biddlecombe Orchard



# 7 Biddlecombe

, Bridport, Dorset DT6 5RS

Bridport Town Centre 0.3 mile. West Bay/Jurassic Coast 2 miles.

A spacious extended semi-detached cottage-style house with off-road parking just 10-15 minutes' walk of the town centre.

- Attractive cottage-style house
- In need of improvement
- 2 Shower rooms
- Off-road parking
- No forward chain
- Spacious accommodation
- Formerly 2 bedrooms
- Courtyard garden
- Easy reach of town centre
- Freehold. Council Tax Band B

Guide Price £245,000

## THE PROPERTY

7 Biddlecombe Orchard is a modern and spacious extended semi-detached, cottage-style house with off-road parking in an established residential area, just 10-15 minutes' walk of the town centre.

Biddlecombe Orchard is a small private cul-de-sac of just 8 cottage-style homes, which were built by Wessex Homes in circa 1994.

No. 7 fronts onto North Allington and under the same ownership since new, has been subject to two single-storey extensions. The house has brick faced elevations under a mainly slate roof.



The house would benefit from general upgrading, although modern amenities include electric heating (night storage and convector), uPVC windows/doors and two wet rooms. Cottage-style features include solid pine internal cottage doors. And stable doors.

Although originally designed with two bedrooms, it has been subsequently converted into one large bedroom, although it would be easy to reinstate back to two bedrooms again.

The accommodation extends to:

Ground floor – Canopy porch, hall, living room, kitchen/dinning room, lobby, wet room/utility.

First floor – Landing, one large through bedroom (originally two), wet room.

#### OUTSIDE

There is a rear parking space directly behind. Small area of front garden and an enclosed rear garden designed for ease of maintenance with summerhouse and side pedestrian gate to parking space.

#### SITUATION

The property is located in North Allington and within easy reach of the town centre. Bridport has an excellent range of shopping and business facilities together with its twice weekly market. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB) and Allington Hill (Woodland Trust) is only a few minutes' walk away.

The popular coastal resort of West Bay and the World Heritage coast is about 2 miles to the south. Dorchester is about 16 miles, with a mainline rail service to London and the West Country.

#### SERVICES

Mains electricity, water and drainage. Electric heating (night storage and convector) Broadband - Standard up to 16Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside, Three, EE, O2 and Vodafone voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

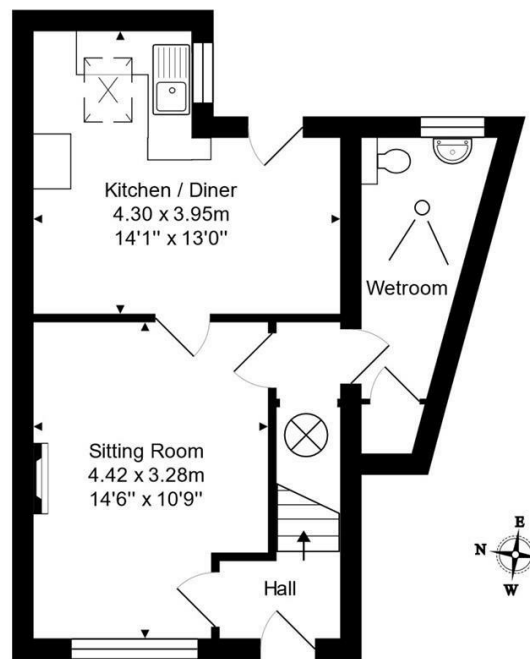
#### VIEWINGS

Strictly by appointment through Stags Bridport.

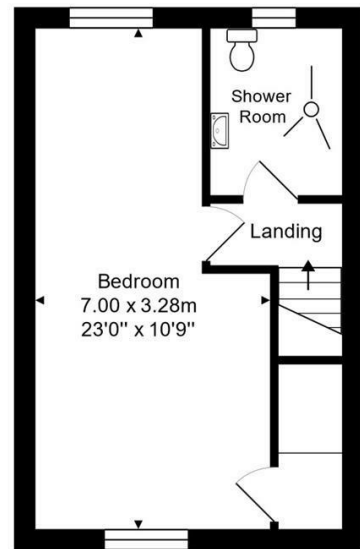
#### DIRECTIONS

From Stags Bridport office in South Street, proceed to the Town Hall and turn left into West Street. Continue across the first mini-roundabout and at the 2nd mini-roundabout turn right, signed Broadwindsor, into North Allington. Proceed along the road for about ½ mile and Biddlecombe Orchard is seen on the right, just before the turning into Parsonage Road.





Ground Floor



First Floor



Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>  
Not to scale. Measurements are approximate and for guidance only.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(54-68) <b>D</b>		51	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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