



Killigerran

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219 St. Andrews Road, Bridport, DT6 3BT

A charming detached family home, comprises four large bedrooms and three reception rooms.

- Substantial house
- Large wrap-around gardens
- Lovely views
- Garage and driveway
- Four Bedrooms
- Three reception rooms
- Freehold
- EPC D. Council tax band E

Guide Price £760,000

## THE PROPERTY

Killigerran was built in the 1940's of brick and cavity construction under a tiled roof and further extended in the 1980's to create a comfortable and substantial family house. Accommodation briefly comprises four bedrooms, two bathrooms, kitchen, two reception rooms, downstairs WC, sun room and utility. The rooms are spacious and light, the sitting room benefits from original wood block flooring and feature gas fireplace.

## OUTSIDE

The well stocked and established gardens are mainly laid to lawn and sweep around the house and enjoy fantastic views over roof tops to the hills beyond. There are terraced and paved areas directly outside the house for seating and outside dining.

The garage and driveway allow parking for several vehicles.



## SITUATION

St Andrews Road is positioned within a Conservation Area close to the vibrant Bridport town centre with its twice weekly market, a host of interesting shops, restaurants/cafes, businesses, in addition to primary and secondary schools within easy walking distance. The stunning World Heritage Jurassic Coast is just a short drive away and the town is popular with holidaymakers and locals alike. Further afield, the county town of Dorchester and the Regency resort of Lyme Regis are both within easy reach.

## SERVICES

Broadband - Standard up to 15Mbps and Superfast up to 80Mbps.

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

Mains gas, drainage, electric and water.

The current owners have carried out the following works during their ownership.

2023 Southern chimney was rebuilt and the Northern chimney removed.

2020 new driveway was laid, the house was repainted externally with new gutters and downpipes added.

2018 The sunroom was reconfigured and a new patio laid.

Central heating, windows, bathroom and boiler were all installed in 2006.

## VIEWINGS

Please contact Stags Bridport to arrange an accompanied viewing.

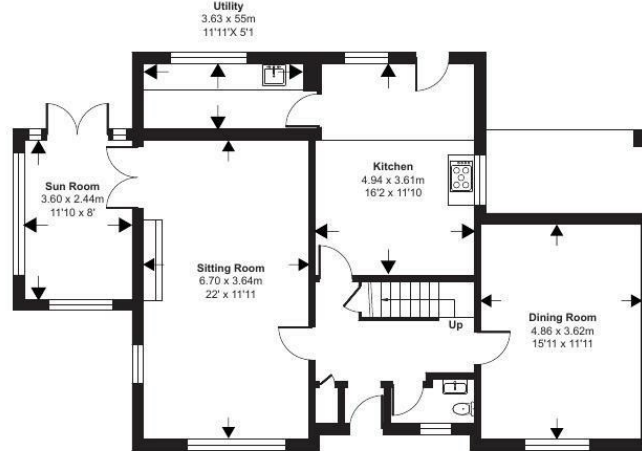
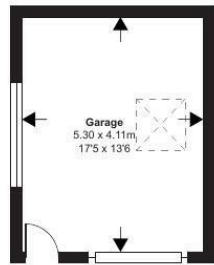
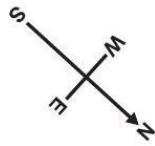
## DIRECTIONS

Proceeding along St Andrews Road in a Northerly direction take the left hand turning onto Hillingdon, (a short way past Lidl Supermarket) where the property will be found ahead of you.

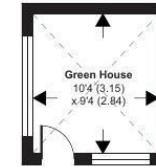


Approximate Area = 1769 sq ft / 164.3 sq m  
 Garage = 234 sq ft / 21.7 sq m  
 Outbuilding = 96 sq ft / 8.9 sq m  
 Total = 2099 sq ft / 194.9 sq m

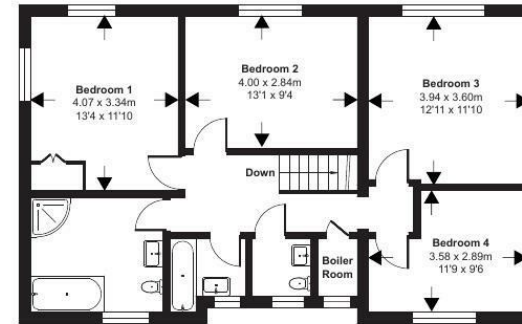
For identification only - Not to scale



Ground Floor



Outbuilding



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1180495

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) A			
(81-91) B			
(69-80) C			
(54-68) D		62	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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