



133 Victoria Grove





# 133 Victoria Grove

Bridport, DT6 3AG

Bridport Town 0.4 miles. West Bay 2 miles. Dorchester 16 miles.

An attractive and well modernised Edwardian house with parking, in one of Bridport's most sought after roads close to the town centre.

- Attractive Edwardian home
- Recently extensively modernised
- Through living/dining room, kitchen/breakfast room
- 80ft well stocked west-facing garden
- Highly desirable address
- Generous 1,043sqft
- 3 Bedrooms, 2 bathrooms
- Lovely town and country views
- Parking, cellar
- Freehold. Council Tax Band C

Guide Price £465,000

## THE PROPERTY

133 Victoria Grove is an attractive and well modernised Edwardian house with parking and a large west-facing garden, within some five minutes' easy level walking distance of the town centre. It is estimated to have been built in circa 1910, having classic red brick elevations under a slate roof and was subject to extensive refurbishment and modernisation some two years ago.

The house offers a generous floor area of about 1,043sqft, arranged over four floors and enjoys a west-facing rear aspect with lovely views both to the front and the rear, over the town and surrounding countryside taking in the well known viewpoints of Coneygar and Allington Hills. The house features all modern amenities, virtually as new, to include gas-fired central heating, replacement uPVC windows/doors, multi-fuel stove, well equipped kitchen with eye-level electric double oven, induction hob, cooker hood, integrated fridge, integrated washing machine and space for slimline dishwasher, together with modern bathroom and shower rooms.

Character features include high ceilings, bay window and a vaulted ceiling with Velux window to the kitchen/breakfast room.

The accommodation extends to:





Ground floor - Reception hall, through living/dining room with laminate wood flooring

Lower ground floor - Kitchen/breakfast room with French doors

First floor landing – Double bedroom, bathroom/WC, shower room/2nd WC

Second floor landing – 2nd Double bedroom, third bedroom.

Cellar with gardeners cloakroom (restricted head height)

## OUTSIDE

There is the immense benefit of off-road parking for one car to the front.

The rear garden is a further feature, enjoying a sunny west-facing aspect with lovely open views, fully enclosed and a good sized depth of around 80ft, well laid out and well stocked with paved terrace and lower terrace, long lawn and interspersed with a wide range of shrubs inclusive exotic plants, fruit trees and a mature apple tree.

## SITUATION

Victoria Grove is one of Bridport's most sought after addresses, owing to its position within level walking distance of the town centre and easy access to the River Meadows and open countryside. There are also two well regarded primary schools very nearby. Bridport is a thriving historic town with a twice weekly market as well as regular farmers' and monthly vintage markets and offers a range of quirky artisan local shops.

Bridport's mainstream amenities include restaurants, hotels, cinema, art/leisure centre, supermarkets, museum, health centre and a number of excellent local schools. West Bay, with its harbour, bathing beaches and access to the World Heritage Coast, is only a few miles to the south. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach, with mainline London rail services.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps 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).

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

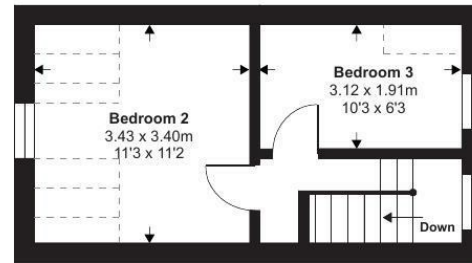
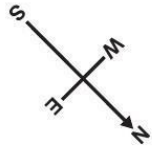
From Bridport Town Hall, follow West Street and take the 1st available turning on the right, into Victoria Grove. The property is situated approximately 0.5 miles on the left (just past the left turning to North Mills).





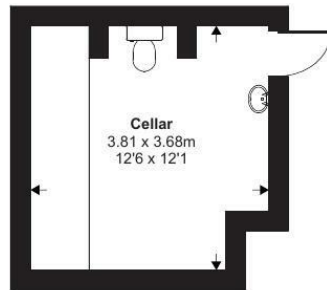
Approximate Area = 1043 sq ft / 96.8 sq m  
 Limited Use Area(s) = 42 sq ft / 3.9 sq m  
 Total = 1085 sq ft / 100.7 sq m

For identification only - Not to scale

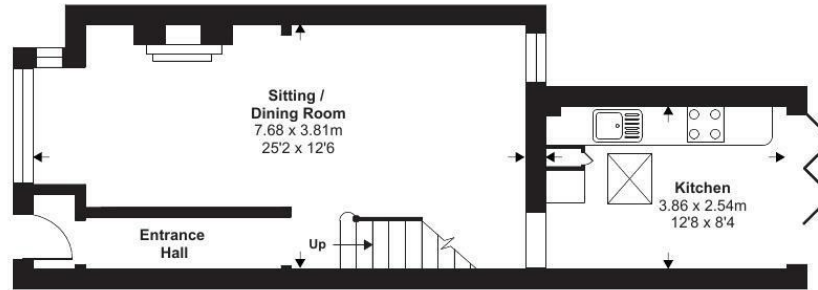


Second Floor

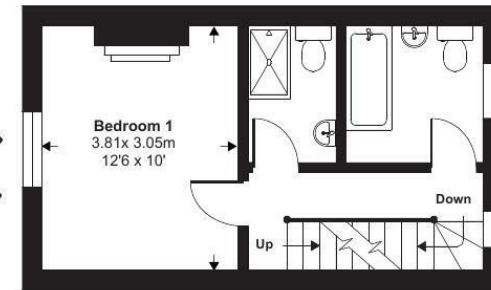
Denotes restricted head height



Lower Ground Floor



Ground Floor

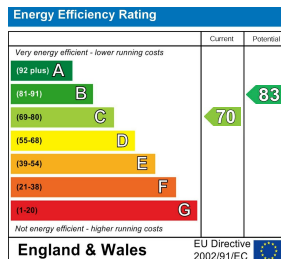


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1193484

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.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London