



14, Gale Crescent



STAGS

14, Gale Crescent

Bridport, Dorset DT6 5BB

Town Centre 0.4 mile. West Bay 2 miles.

A spacious family house well located close to local amenities and within easy reach of the town centre

- Older style house
- 3 Bedrooms
- Living room
- Potential off-road parking
- Town centre local amenities very nearby
- Spacious 824sqft
- Newly fitted kitchen/dining room
- West facing garden
- Town and country views
- Freehold. Council Tax Band B

Guide Price £255,000

THE PROPERTY

14 Gale Crescent is a spacious, older style, mid-terraced house (one of only three), in a popular location within easy reach of the town centre and close to numerous local amenities. It is estimated to date back to the 1960s, traditionally built with brick-faced elevations.

Under the current ownership, a whole number of improvements have been undertaken and features include a newly fitted, well equipped, kitchen with quartz style worktops/breakfast bar and comprehensive appliances (electric double oven, induction hob, cooker hood and wine cooler), gas-fired central heating is installed with a modern boiler and mainly sealed unit windows in hardwood frames.

The good sized well presented accommodation enjoys an east/west facing aspect with distant town and country views.

On the ground floor is a hall, living room with open fireplace, kitchen/dining room, rear porch/utility. On the first floor, three bedrooms and a bathroom. A good sized loft (part boarded and with light) is well insulated. There is potential for a small single storey rear extension.

The property also has the benefit of side pedestrian access and a sunny west facing rear garden. There is also potential of off-road parking (subject to any necessary consents).



OUTSIDE

There is unrestricted on-road parking within the cul-de-sac (the no parking signs are to deter non-local residents).

The front garden is laid to lawn together with shrub borders and brick boundary front walls. A side pedestrian passage (shared with just one neighbouring house) leads to the rear gate.

The rear garden comprises adjoining terrace/timber decking with timber shed and steps lead up to a lawn together with shrub borders, featuring a small magnolia tree. The garden is fully fenced and childproof.

OWNERSHIP RESTRICTIONS

This is a former local authority property, to which Section 157 of the Housing Act 1985 applies. This states that the purchaser must have lived or worked in the county of Dorset for the preceding three years. However, consent will be considered, if the purchaser does not fulfil this criteria, providing they intend to use the property as their principal residence. An application has to be submitted to Magna Housing Association (small fee applies).

SITUATION

Gale Crescent is a small peaceful cul-de-sac, located to the southwest of the town centre. Amenities close by include a convenience shop, Morrisons, Bridport Leisure Centre, playing/sports fields and St Mary's Primary School. Open countryside is also very nearby, with access to the riverside walks and to West Bay. Bridport town centre is within only about 10/15 minutes' walking distance (via a footpath by the playing fields and along Foundry Lane), offering an excellent range of shopping, business and leisure facilities together with the popular twice weekly market. The stunning World Heritage Jurassic Coast at West Bay is also very nearby with its attractive harbour, bathing beaches and access to the beautiful clifftops.

SERVICES

Mains Gas
Mains Electricity
Mains Water
Gas-fired central heating.

Broadband
Standard Speed 14mbps
Superfast Speed 80mbps
Ultrafast Speed 1000mbps

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

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

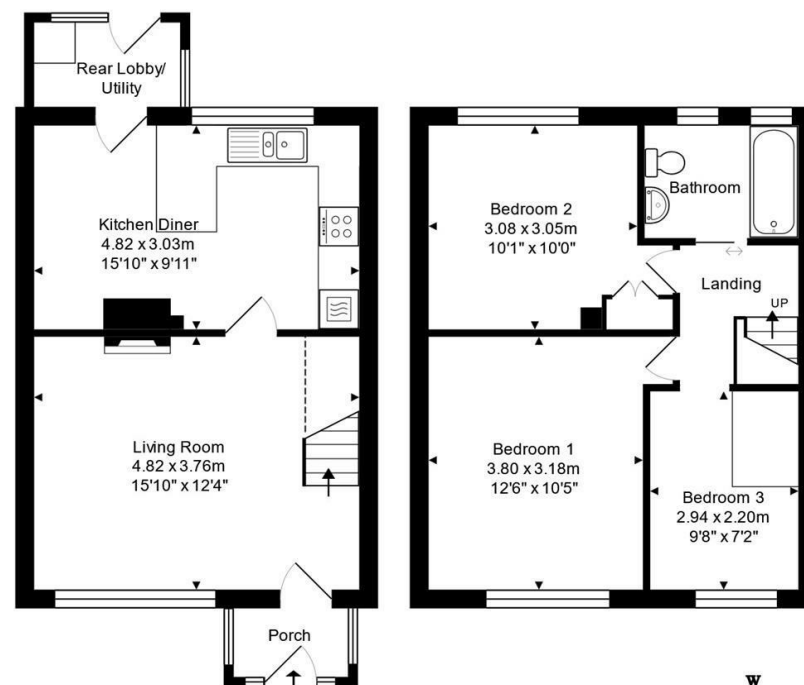
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Stags Bridport office proceed down South Street and at the traffic lights turn right. Take the 1st right into Alexander Road and 3rd left into Gale Crescent. The house is seen shortly on the right.





Total Area: 76.6 m² ... 824 ft²
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	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	80
(49-60) C	
(34-48) D	63
(19-33) E	
(9-18) F	
(1-8) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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