



32, Pine View



# 32, Pine View

Bridport, Dorset DT6 5AE

Great three bed house with garage, offering the potential to improve to create a perfect family home.

- Chain free
- Three bedrooms
- Front and rear gardens
- Popular residential area
- Freehold
- In need of refurbishment
- Single garage
- Enlargement potential
- Close to schools
- Council tax band B

Offers In Excess Of £230,000

## THE PROPERTY

A great opportunity to purchase a three bedroom house with a garage and gardens and create your own style and finish to suit.

The property briefly comprises entrance hallway, spacious sitting room, large kitchen with ample storage, rear porch. Upstairs are two double bedrooms and a single and a family bathroom.

## OUTSIDE

Front garden with steps to the front door with small lockable store cupboard. Patio area and well planted approach with palm tree and established plants. The rear garden, once much loved as a productive vegetable garden has raised beds and a large terrace to enjoy sitting out.



## SITUATION

The town centre is within just 10 minutes' level walking distance and open countryside is also very nearby. Bridport is a thriving and historic market town with an excellent range of shopping, professional and business facilities, together with an arts centre and leisure centre with swimming pool. There are also very popular primary and secondary schools. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB).

## SERVICES

Gas fired central heating, mains gas, electric and water. The property is standard brick and cavity construction under a tiled roof with solar panels.

Broadband services

Standard 15 Mbps 1 Mbps

Superfast 80 Mbps 20 Mbps

Mobile phone service providers available are O2, Three, EE 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

Contact Stags Bridport to arrange an accompanied viewing.

## Agents note

There is an area of damp on the front wall of the entrance hallway which appears to be caused by a garden wall abutting the front elevation of the house which does not appear to have a damp proof course. However, we recommend making your own investigations on how to resolve the issue by way of a survey or builder's opinion.

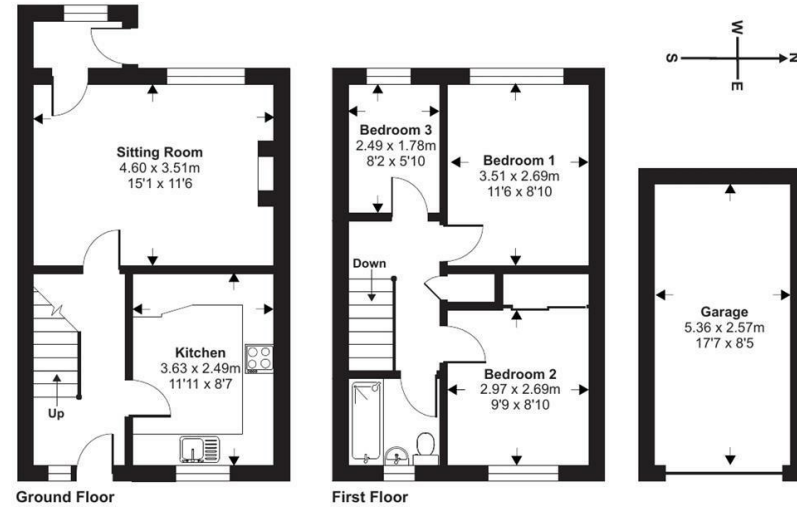
The six solar panels on the roof are owned outright and the feed-in tariff is transferable to the new owner at a current rate of 71p per KWH with a potential yield of about £7,000 per annum.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

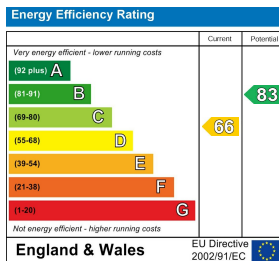


Approximate Area = 763 sq ft / 70.8 sq m  
 Garage = 154 sq ft / 14.3 sq m  
 Total = 917 sq ft / 85.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1195732

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