



9 Asker Gardens

Bridport, Dorset, DT6 3QA

A three bedroom semi-detached house with large gardens within a short stroll to Bridport town centre.

- Three bedrooms
- Large garden
- Very central location
- Original features and character
- EPC D
- Two receptions
- Driveway for 2 cars
- Potential to extend
- Freehold
- Council tax band C

Guide Price £439,950

THE PROPERTY

Situated within very easy walking distance of Bridport town centre in a tucked away residential area. The property is semi-detached with a spacious living room and separate dining room and a galley style kitchen/ Upstairs are three good sized bedrooms and a bathroom.

The property could be further extended and improved to create a spacious family house in a very desirable central location.

SITUATION

Occupying a prime, peaceful, location close to the town centre and within only a few minute's walk of the shops/amenities and also the river meadows. Bridport is a thriving and historic market town known for its wide streets. There are excellent shopping, business and entertainment facilities, an arts centre, schools and leisure centre together with a highly popular twice weekly street market. The coast at West Bay is only a few miles to the south, with a lovely harbour, bathing beaches and access to the beautiful Jurassic coastline.



OUTSIDE

The property enjoys a large garden which is laid to lawn with a patio area to sit out and enjoy the surroundings. At the front of the house is a driveway for two vehicles and access around the side of the property to the garden.

SERVICES

Broadband - Standard up to 18Mbps and Superfast up to 80Mbps ultrafast up to 1000Mbps

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.)

All mains services, gas fired central heating, mains drainage and electric.

AGENTS NOTES

Boiler was installed in 2009. Last serviced 17/12/24. We have the installation building regs compliance certificate from installation, and the service checklist from December. I can scan these and send them if required, but they'll form part of the info given during conveyancing in any case.

All sheds/outside storage are included.

Main central area of loft is boarded out, and there's an extending built-in loft ladder.

Additional notes (we have guarantees and paperwork for both of these):

wall ties in all three walls were replaced with stainless steel ties in 2023

old failed mineral wool insulation was removed and replaced with graphite-coated EPS bonded bead in 2024


VIEWINGS

Contacts Stags Bridport to arrange a viewing



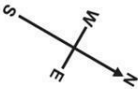
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



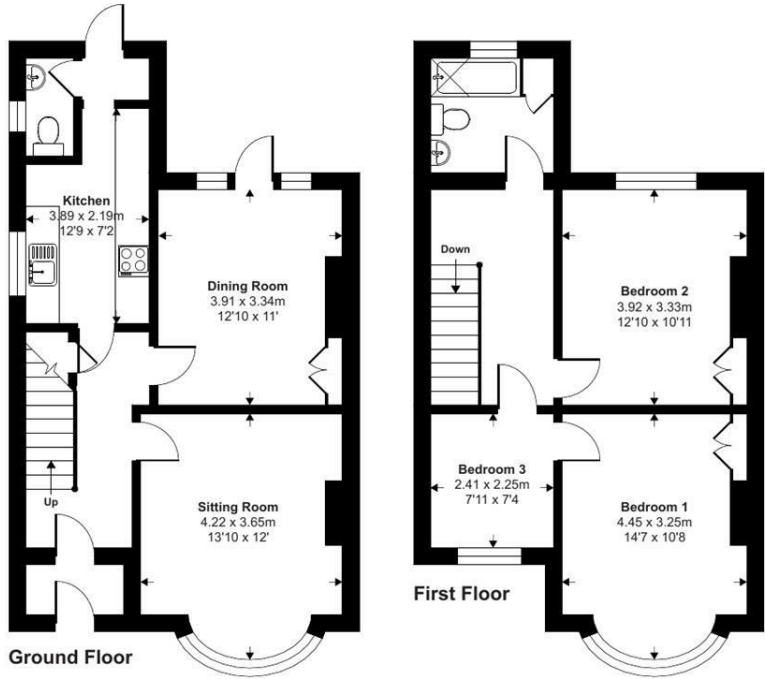
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | 68 |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

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Approximate Area = 1067 sq ft / 99.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1253323