



1 Chesil Mews



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Rax Lane, Bridport, Dorset, DT6 3JJ

Town Centre location West Bay 2 miles Lyme Regis 11 miles

A brand new terrace of 3 beautifully designed 2 bedroom homes, built to a high standard of quality, ideally located in the heart of Bridport.

- 2 Bedroom End Terrace
- Open Plan Kitchen/Living/Dining Room
- South Facing Front Terrace
- Underfloor Heating Throughout
- Freehold
- 2 Ensuite Bathrooms
- Utility Room
- Private Rear Courtyard
- 10 Year Buildzone Warranty
- Council Tax Band & EPC TBC

Guide Price £415,000

## SITUATION

A rare and exciting opportunity to purchase a premium 2 bedroom new home in the heart of Bridport, located at the end of a quiet no-through road, just a short walk from the main shopping district. Bridport is a lively and dynamic market town which serves as a gateway to the Jurassic Coast, located nearby at West Bay.

## DESCRIPTION

Number 1 forms part of a terrace of 3 brand new premium 2 bedroom homes. Situated at one end of the terrace, this home has been beautifully designed to offer high-specification, maximise natural light and provide low-maintenance energy efficient living plus the additional luxury of underfloor heating throughout.

From the front terrace, step through the front door into the welcoming entrance hall, before entering the spacious open plan living/dining room and kitchen boasting innovative integrated appliances, making the area perfect for modern living and entertaining. A downstairs WC and a separate utility room includes space for a washing machine, adds extra space and convenience to the ground floor. From the kitchen, the bifold doors open out onto a private rear courtyard.

As you make your way upstairs, look up to find the self cleaning sky light filling the landing with natural light and energy. There are 2 generously sized double bedrooms, each accompanied by its own luxury ensuite, featuring sleek, modern fittings, plus thermostatic showers and heated towel rails, making the layout perfect for when guests come to stay.



## OUTSIDE

A charming front terrace creates a warm, sociable setting, ideal for enjoying your morning coffee in the sunshine, encouraging neighbourly connection in this vibrant, well connected location. This property also features a private courtyard to the rear, the perfect setting for outdoor entertaining. For added convenience, side access enhances practicality and ease of movement to and from the rear of the home.

There is currently limited near by off road parking, subject to availability.

## KEY FEATURES

- Show Home available to view by appointment.
- Engineered Oak flooring to the ground floor. Carpet to the upstairs.
- Integrated AEG appliances included: Microwave, induction hob, single oven, slimline dishwasher and 70/30 fridge freezer.
- Bi fold doors opening out to the rear courtyard.
- Zoned underfloor heating up and downstairs.
- USB sockets in kitchen, living room and main bedroom.
- Granite in Kitchen and Bathrooms.
- Thermostatic showers.
- Heated Towel Rails in both ensuite bathrooms.
- Air Source Heat Pump.
- PV Solar Panels with Solar boost for hot water.
- Triple glazed self cleaning sky light.

## SERVICES

Mains water, electric and drainage.

Air Source Heat Pump

PV Solar Panels

Zoned Underfloor heating both downstairs and upstairs.

Broadband speed up to 80 Mbps. Mobile coverage from EE, O2, three and Vodafone likely.

## OTHER CONSIDERATIONS

Some photos in these details may be from another near identical property within the development or have been staged using AI.

## VIEWINGS

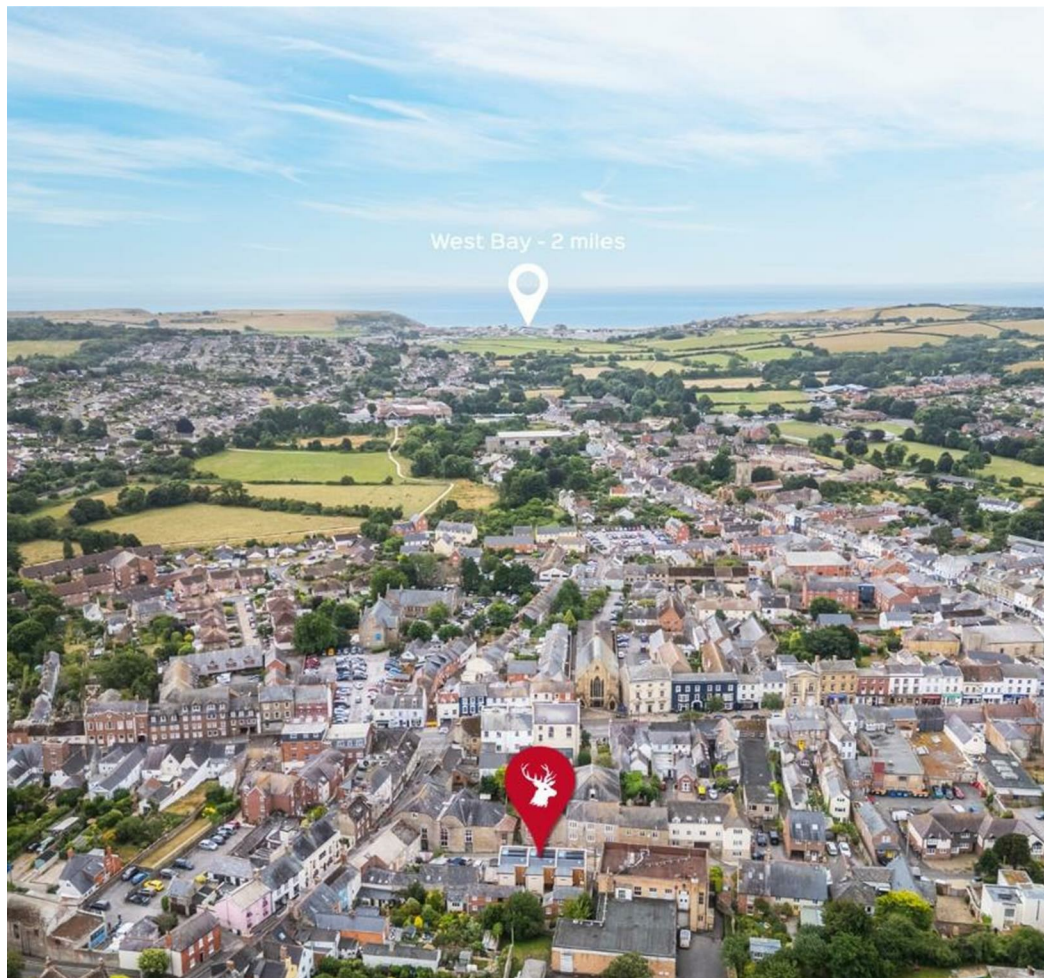
Strictly by prior appointment only with Stags Bridport Office on 01308 428000.

## DIRECTIONS

From our Stags Bridport Office on South Street, head north to the end of the street, turn left onto West Street (B3162) and then right onto Victoria Grove. Continue along the road for a short distance until you come to Rax Lane, turn right, follow the road until nearly the end and you will find the development on your left hand side.



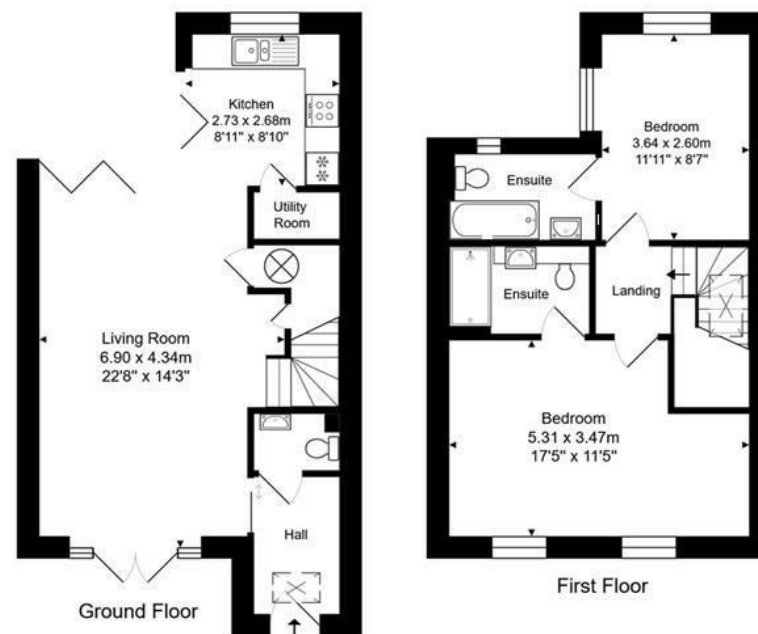
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



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01308 428000



Total Area: 85.6 m<sup>2</sup> ... 922 ft<sup>2</sup>  
Not to scale. Measurements are  
approximate and for guidance only.



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