



12, De Legh Grove



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West Allington, Bridport, DT6 5QY

5 minute walk to central bridport

Spacious three bedroom house with garage in West Allington.

- 3 Bedrooms
- Chain free
- Garage
- Large kitchen/diner
- Quiet position
- Walking distance to Bridport town
- EPC C
- Freehold
- Council tax band D

Offers Over £420,000

SITUATION

De Legh Grove, is a quiet residential area on the Westerly side of Bridport Town centre within walking distance. Bridport is a thriving and historic market town known for its wide streets. There are excellent shopping, business and leisure facilities, art centre, leisure centre and a popular twice weekly street market. The stunning Jurassic Coast at West Bay is only a few miles to the south with a lovely harbour, bathing beaches and access to the wonderful coastline.

THE PROPERTY

The property offers deceptively spacious accommodation which briefly comprises, large kitchen diner with access to the garden, sitting room with window to the front and built-in bookshelves and stone fireplace with gas insert. Entrance hallway with WC and stairs rising to the first floor with three bedrooms, ensuite shower room to principal bedroom and family bathroom.



Outside is enclosed rear garden, which is mostly paved and lawned with a decked area (which needs replacement), A single garage (which has been divided into two parts for storage/workshop spaces) to the rear can be accessed from the garden gate.

The property is in generally good condition, but some upgrading to the garden and internal decorations may be required.

SERVICES

Broadband - Standard up to 15Mbps, Superfast up to 70Mbps and Ultrafast up to 1000Mbps.

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

Mains drainage, gas, electricity and water. The property is sold chain free and is of modern cavity construction under a tiled roof.

VIEWINGS

Strictly by appointment only

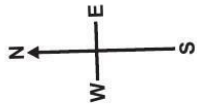
DIRECTIONS

From central Bridport proceed in a Westerly direction along the B3162 passing west Road Garage on your left. Take the net right onto West Lane then right again onto Houndsell well, then left onto De Legh Grove where the property will be found on your right hand side.

RESIDENTIAL LETTINGS

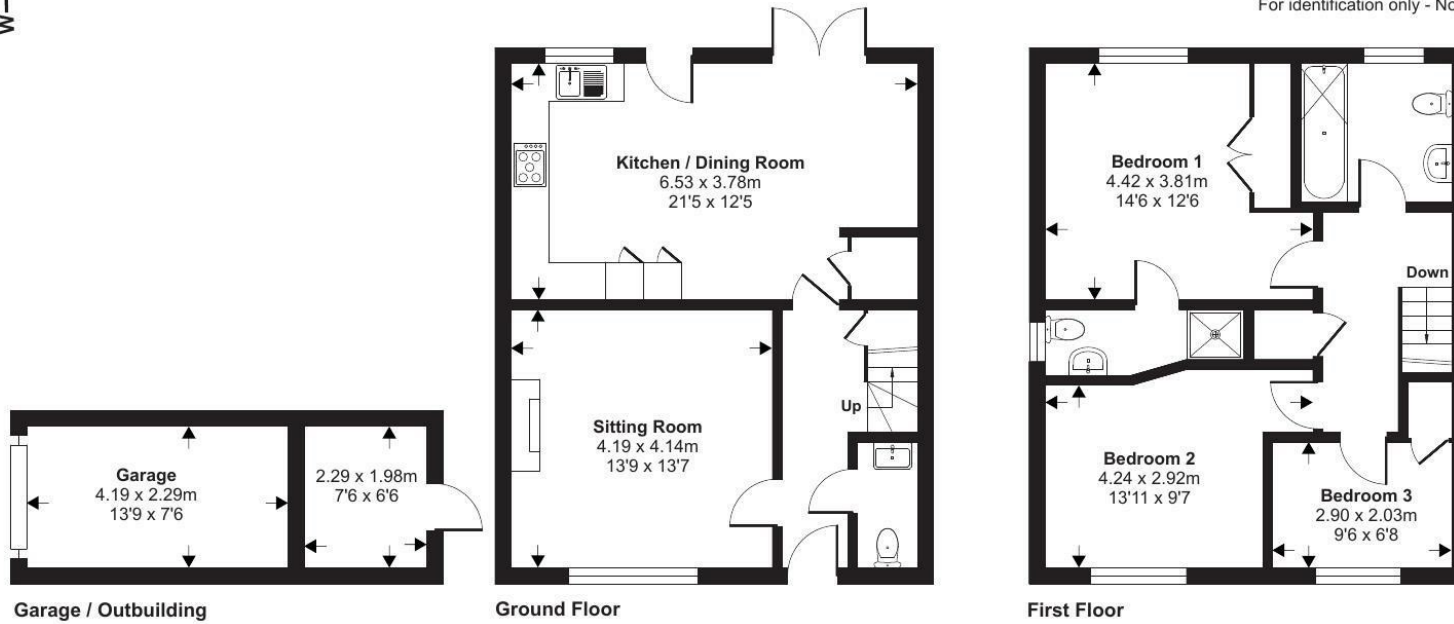
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01380 428001 or via email at rentals.bridport@stags.co.uk.





Approximate Area = 1146 sq ft / 106.4 sq m
 Garage = 104 sq ft / 9.6 sq m
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 1299 sq ft / 120.6 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). ©nchecom 2024. Produced for Stags. REF: 1144521

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			87
(81-91) B		77	
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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