



44, South Mill Lane





# 44, South Mill Lane

, Bridport, DT6 3PN

Bridport Town Centre. West Bay 2 miles. Dorchester 16 miles

An attractive and spacious semi-detached house with generous parking , ideally located close to the town centre and River Meadows

- Attractive semi-detached house
- Spacious 914sqft Potential 4th bedroom
- 3 Bedrooms, 2 bathrooms (1 en-suite)
- Town and country views
- Courtyard garden
- Generous parking for 2 cars
- Tucked away position
- No forward chain
- First time on market since new
- Freehold. Council Tax Band C

Guide Price £399,950

## THE PROPERTY

44 South Mill Lane is an attractive semi-detached house, in a very convenient tucked away location within the town, close to the River Meadows and amenities. It was built in circa 2007 with attractive rendered and natural stone elevations under a slate roof.

The excellent specification includes gas-fired central heating (boiler replaced in 2024), traditional timber sealed unit windows, well equipped kitchen with solid oak worktops and comprehensive appliances (electric oven, gas hob, integrated dishwasher and washing machine), attractive bathroom/shower room fittings and oak flooring to the ground and first floors making daily upkeep simple and easy.

The house is well presented and enjoys lovely views over the town rooftops, the church and distant countryside. The spacious accommodation is arranged over three floors extending to:

Ground floor - Canopy porch, living/dining room, kitchen, cloakroom

First floor - Landing with airing cupboard, bedroom with Juliet balcony, bedroom, bathroom

Second floor - Landing, double aspect principal bedroom ( could be sub-divided to make the house comfortably four bedroomed ) with en-suite shower room

## OUTSIDE

To the side of the house is a good sized gravelled driveway/parking area and pedestrian gate.

The rear courtyard style garden has been designed for ease of maintenance with large timber shed and fully enclosed, featuring part stone/brick walling.





## SITUATION

The property enjoys a very convenient and tucked away position, just off South Street. It is within easy reach of the town centre and close to the River Meadows, with attractive walks. Bridport has excellent shopping, business and leisure facilities together with a popular twice weekly market. Morrisons Superstore and Bridport Leisure Centre are both within only about 5/10 minutes' walk. West Bay, with its attractive harbour, bathing beaches and access to the beautiful World Heritage Jurassic Coast is very nearby. The larger centres of Dorchester and Weymouth are within 20/30 minutes' driving distance, with mainline rail services to London.

## SERVICES

All mains services. Gas-fired central heating.

## VIEWINGS

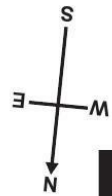
Strictly by appointment with Stags Bridport.

## DIRECTIONS

From our Bridport office, proceed down South Street and after about ¼ mile or so, turn left into South Mill Lane. The property will be seen after a short distance on the left.

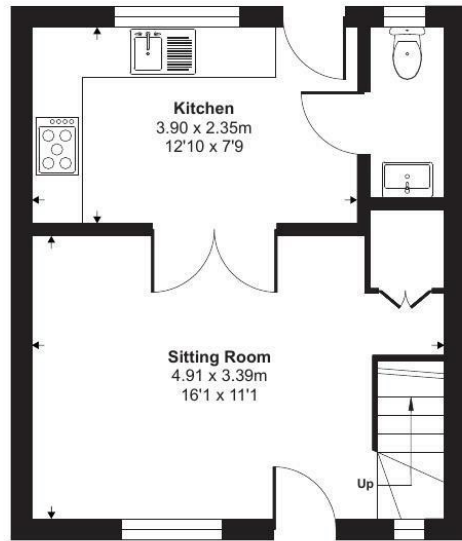




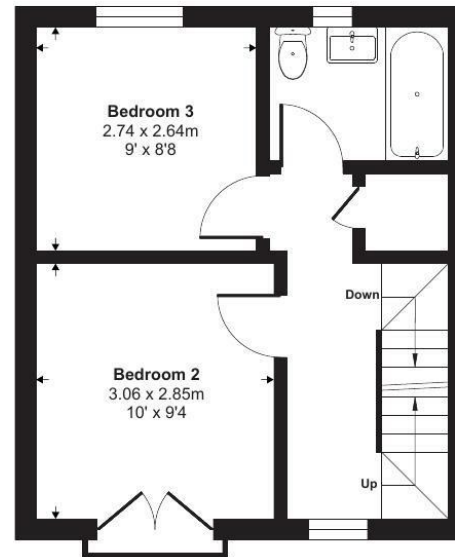


Denotes restricted head height

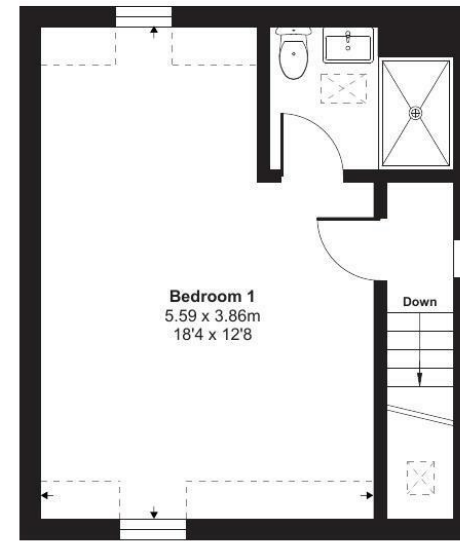
Approximate Area = 914 sq ft / 84.9 sq m  
 Limited Use Area(s) = 25 sq ft / 2.3 sq m  
 Total = 939 sq ft / 87.2 sq m  
 For identification only - Not to scale



Ground Floor



First Floor



Second Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1254561

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 |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (61-81) <b>B</b>                            |                         | 90        |
| (49-60) <b>C</b>                            | 78                      |           |
| (34-48) <b>D</b>                            |                         |           |
| (19-33) <b>E</b>                            |                         |           |
| (9-18) <b>F</b>                             |                         |           |
| (1-8) <b>G</b>                              |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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