10, Napier Close

STAGS

10, Napier Close

Puncknowle, Dorchester, DT2 9BQ

Bridport 6 miles. Coast 1.5 miles. Burton Bradstock 3 miles.

OPEN GUIDE PRICE: £265,000 - £275,000
A very spacious and well presented house enjoying country views in this charming Bride Valley village, only a few miles from the Jurassic Coast.

- Well appointed village house
- 3 Double bedrooms
- Conservatory
- West facing garden
- Sought after Bride Valley village
- Spacious 1,100sqft floor area
- Large living/dining room
- Village and country views
- Garage and parking
- Freehold. Council Tax Band C.

Guide Price £265,000

THE PROPERTY

10 Napier Close is a very spacious terraced village house in a peaceful and sought after Bride Valley village, very close to the coast. It was privately built by the well respected local builder, Rosamond, with reconstituted stone faced elevations. The house faces east/west and enjoys pleasant views over the village and the Bride Valley.

Under the current ownership the house has been subject to extensive upgrading/improvement and now offers well appointed and well presented accommodation to a very good standard. The impressive modern features include LPG central heating, uPVC sealed unit windows/doors, composite front door, well equipped kitchen with Hotpoint electric slot-in cooker, cooker hood and plumbing for slimline dishwasher, contemporary bathroom with mains shower, contemporary cloakroom, multi-fuel wood burner to living room, extensive storage/wardrobe storage, re-carpeting and floor coverings. In addition, the house benefits from cavity wall insulation and extra loft insulation.

The rooms are very spacious and well proportioned and there is potential for a rear extension or loft conversion, subject to any necessary consents.

The accommodation extends to:

Ground floor - Recessed entrance porch, entrance hall, 'L' shaped living/dining room with French doors, kitchen, conservatory with utility cupboard (plumbing for washing machine) and adjoining cloakroom.

First floor – Spacious landing with access to large loft (part boarded and with light), three double bedrooms (two with wardrobes) and a large bathroom

Properties of this size and price rarely come up in the Bride Valley. Viewing is strongly recommended by the sole agents.

OUTSIDE

There is a single garage with parking to the front, situated nearby. There is also a parking space directly behind the rear garden.

The property overlooks a private open green, which is owned by some of the residents of Napier Close (the area immediately in front belongs to No. 10). The residents pay a contribution towards the grass cutting of the green (currently £72 per annum per house).

There is a small lawned front garden with flower/shrub beds. The rear garden enjoys a west facing aspect and lovely views over the Bride Valley. It is fully enclosed, down to lawn together with raised beds, paved terrace and rear pedestrian gate.

SITUATION

Puncknowle is a peaceful and attractive village in a beautiful area known as The Bride Valley. The village has a thriving community and amenities include a thatched pub, playing fields, church and village hall. The nearby village of Litton Cheney has a popular primary school, whilst within only 3 miles are the villages of Burton Bradstock and Abbotsbury, both with shops. Bus services are available in nearby Swyre.

The area is designated as being an Area of Outstanding Natural Beauty (AONB) and the stunning World Heritage Site Jurassic Coast/Chesil Beach (some 18 miles long) is very nearby at West Bexington. The historic town of Bridport is only about 10 minutes' drive with excellent amenities, a twice weekly market and a leisure centre with swimming pool. Dorchester and Weymouth, both with rail services to London, are about 12 miles.

SERVICES

Mains electricity, water and drainage. LPG central heating.
Broadband - Standard up to 2Mbps and Superfast up to 74Mbps
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).

VIEWINGS

Strictly by appointment through Stags Bridport.

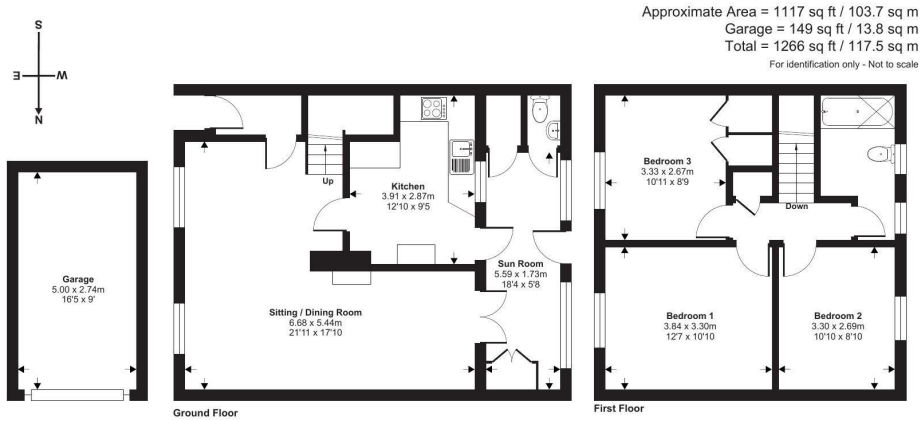
DIRECTIONS

From Bridport take the B3157 coast road towards Weymouth. Proceed through Burton Bradstock onto Swyre taking the 1st left to Puncknowle. Drive through the village, past The Crown and Napier Close is on the right after about 200 yards (you can park by the playing fields and walk up or in the small layby off Clay Lane).
What3Words: ///waggled.foresight.racked

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 428001or via email at rentals.bridport@stags.co.uk.

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.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1106501

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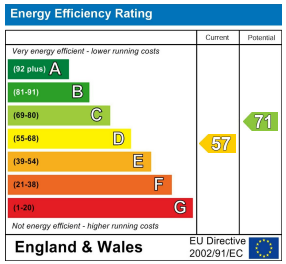

32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000