



Symonds
& Sampson

Albreanda

Whitchurch Canonorum, Bridport, Dorset

Albreanda

Whitchurch Canonorum
Bridport
Dorset DT6 6RF

Detached four bedroom chalet bungalow in a lovely picturesque village on the south side of the Marshwood Vale.



- Rural village location
- Detached workshop
 - Parking



Guide Price **£260,000**

Freehold

Bridport Sales
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bridport@symondsandsampson.co.uk



THE DWELLING

Albreanda lies to the centre of the picturesque village of Whitchurch Canonicorum. The property is believed to have been built in the 1960s and has been substantially extended. The original build was not of standard construction with a single skin only however subsequent works have added reconstituted stone layer increasing its thermal efficiency. This property however is all about its village position with the sea just a mile away as the crow flies and some of the best walking the county offers both in the Marshwood Vale and on the National Trust Golden Cap estate that runs between Bridport and Charmouth on coastal path.

ACCOMMODATION

The accommodation briefly consists of a sitting room to the front of the property with a bay window and a fireplace as it's focal point and a good kitchen/dining room to the rear and with the dining area to one end and a fully fitted kitchen to the other. And on the other side of the property there are two good bedrooms served by both the WC in the bathroom with two additional bedrooms on the first floor. The property has calor gas central heating and as UPVC double glazing.

OUTSIDE

The majority of the gardens lie on the west side of the

property taking the sun for much of the day and are for the most part laid to lawn edge by mature herbaceous and shrub borders. Immediately to the front of the property there is a gravel garden all to one side of the house there is both a vegetable patch and a greenhouse. Vehicular access lies on the right hand side of the property and is owned by the cottage across the lane and gives access to a timber garage with parking in front. To the rear of the garden there is a useful timber and block built workshop that is equipped with light power. The gardens are enclosed a mixture of mature hedge and timber fencing.

SITUATION

The property is situated in the rural village of Whitchurch Canonicorum, in the Marshwood Vale and just a few miles from the coast. The larger village of Charmouth is a short distance away, and has a number of good shops, public houses and restaurants to its centre and beaches. Charmouth lies midway between the former rope-making town of Bridport to the East and the Devon carpet making town of Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area.

DIRECTIONS

What3words:///realm.sprayer.worm

SERVICES

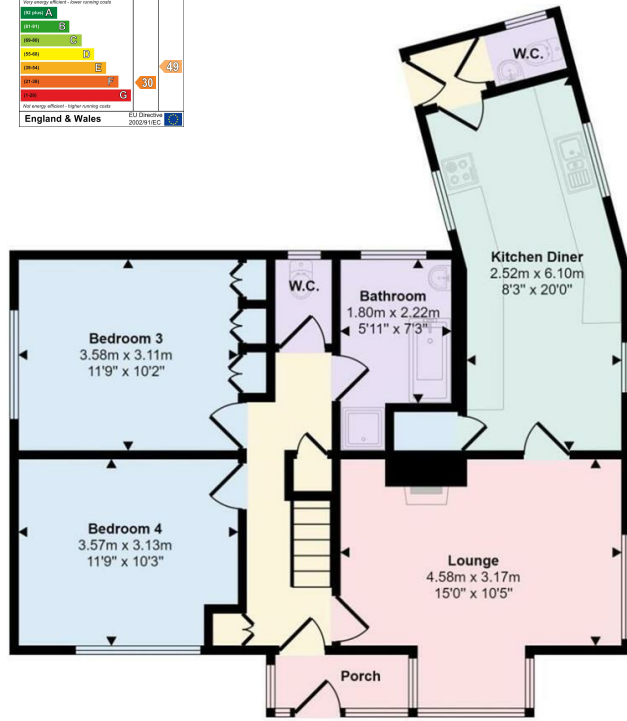
Mains electricity and water. Bottled calor gas central heating. Septic tank drainage system. Broadband - Superfast speed available. Mobile - Indoor coverage is very limited and outdoor is overall likely. The vendors can confirm that they have never had any issues in regards to mobile coverage. <https://checker.ofcom.org.uk/> Council Tax Band: C (Dorset Council - 01305 251010) EPC: F

MATERIAL INFORMATION

Agents note – it should be noted that the property is not of standard construction and is known as an SECO build. Behind the plasterboard in the old part of the property that has not been renovated there are asbestos cement panels which have been tested by an asbestos assessor and the conclusion is that they are made of “very low risk material “. The type of asbestos found was called Chrysotile. It should also be noted that although the property will be found on a search to be in a high risk flood risk area the property has not flooded in the time of my clients family's occupation since the house was built in the 1960s.



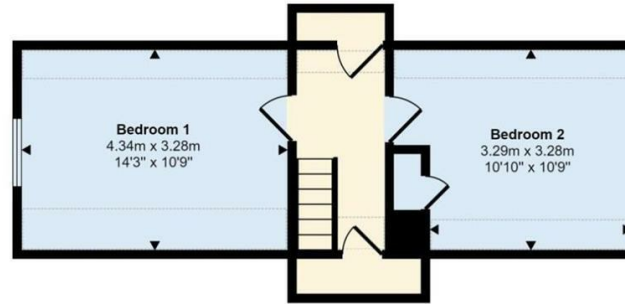
Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) of a property is shown by a letter from A to G. The better the energy efficiency, the higher the letter.			
Very energy efficient (lowest energy costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Poor	G	30	49
Minimum energy efficiency class for England & Wales			
EU Directive 2002/91/EC			



Ground Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor



Bridport/SVA/24022026REV



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