



111, Victoria Grove



111, Victoria Grove

, Bridport, DT6 3AE

Bridport Town 0.2 mile. West Bay 2 miles. Dorchester 16 miles.

A very attractive and substantial end of terrace Edwardian house with lovely views, in one of Bridport's most sought after roads close to the town centre

- Generous 1644sqft
- 4 Bedrooms, 2 bathrooms
- Large utility/store
- Lovely town and country views
- Highly desirable address
- Many fine character features
- 2 Reception rooms
- Long west-facing rear garden
- Close to town centre and open countryside
- Freehold. Council Tax Band D

Guide Price £750,000

THE PROPERTY

111 Victoria Grove is a very attractive and substantial end of terrace Edwardian house, with a long west-facing garden within just 5 minutes' easy level walking distance of the town centre. It is believed to have been built in circa 1885, having classic brick elevations under a slate roof and under the current ownership, subject to extensive refurbishment and modernisation.

The house boasts a generous floor area of about 1644sqft, arranged over four floors and enjoys a south-facing rear aspect with lovely views both to the front and to the rear over the town, adjoining meadows and surrounding countryside, taking in the well known viewpoints of Coneygar and Allington Hills.

The house benefits from all up to date modern amenities including upgraded gas-fired central heating with pressurised hot water system, upgraded bathroom and shower room and well equipped kitchen with electric oven and hob, part replacement double glazed windows and a wood burner to the living room.

Lovely character features, typical of its age and type, include high ceilings, deep skirting boards, bay windows, decorative mosaic tiled floor to the hall, picture rails, ornate fireplaces, stripped pine doors, wood panelling, painted floorboards and ornate cornices.



OUTSIDE

Nearby on-street parking, subject to availability.

The house sits right back with attractive small front garden with low brick walls.

The house has its own pedestrian right of way giving access to a rear side pedestrian gate.

The attractive long rear garden enjoys a sunny west-facing aspect and backs onto fields with a rear pedestrian gate. The garden is walled and attractively laid out and well stocked with a wide variety of shrubs and specimen trees, flower/shrub beds, brick terrace and pathways, apple/fruit trees, palm tree, one small and one large nature ponds and a greenhouse.

SITUATION

Victoria Grove is one of Bridport's most sought after addresses owing to its position within level walking distance of the town centre and easy access to The Meadows and open countryside. There are also two well regarded primary schools very nearby. Bridport is a thriving historic town with a twice weekly market as well as regular farmers' and monthly vintage markets and offers a range of quirky artisan local shops. Bridport's main stream of amenities include restaurants, hotels, cinema/entertainment venue, arts/leisure centre, supermarkets including Waitrose, museum, health centre, leisure centre with swimming pool and a number of excellent schools.

West Bay, with its attractive harbour, bathing beaches and access to the stunning World Heritage coast is only a few miles to the south. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach with mainline rail services.

SERVICES

All mains services. Gas-fired central heating with very efficient pressurised hot water system.

Broadband - Standard up to 17Mbps and Superfast up to 54Mbps.

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

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 01308 428001 or via email rentals.bridport@stags.co.uk

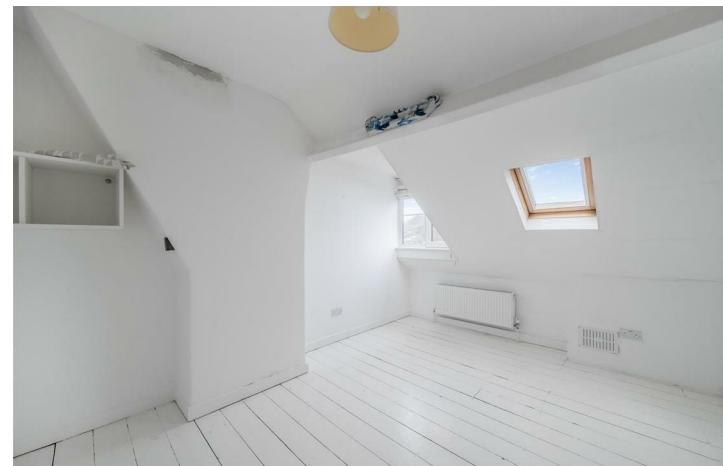
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport Town Hall, follow West Street and take the 1st available turning on the right into Victoria Grove. The property is situated approximately 0.3 miles on the left (just before the left turning to North Mills).

What3Words///strut.months.eyeliner



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		76
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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