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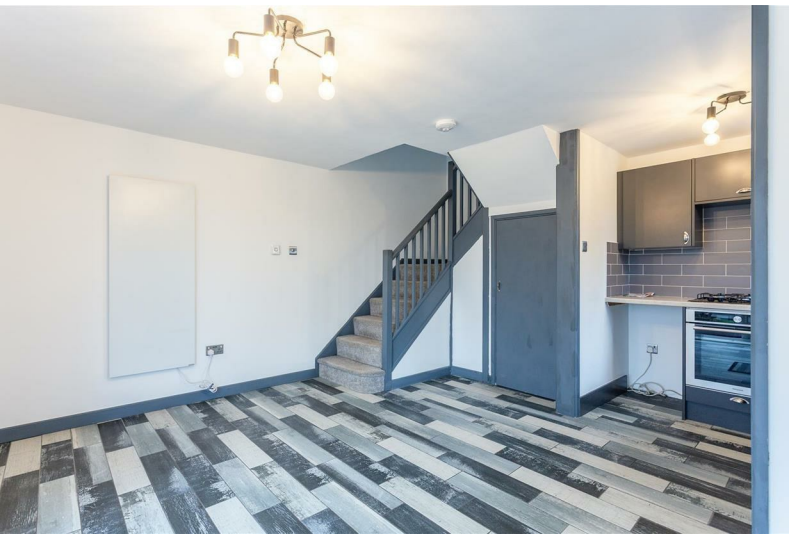
Estate Agents & Valuers
Residential - Commercial - Rural







# 2 Shoe Lane, Bridport, Dorset, DT6 3EE

## Guide Price £170,000



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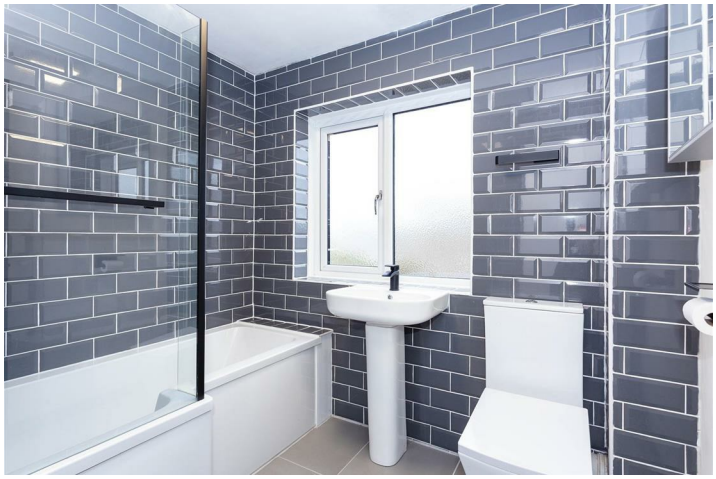
Well-presented one-bedroom end-of-terrace home on the outskirts of Bridport, featuring open-plan living, a modern kitchen, a low-maintenance garden and a parking space. An ideal first home or buy-to-let investment. EPC band C (72). Council tax Band A.





# Property Details

- Well-presented one-bedroom end-of-terrace house
- Open-plan living and modern fitted kitchen
- Low-maintenance rear garden and parking space
- Ideal first home or buy-to-let investment

A well-presented one-bedroom end-of-terrace house situated on the outskirts of Bridport. The property comprises an entrance porch, a bright open-plan living area with patio doors leading outside, and a modern fitted kitchen with an integrated electric oven, four-ring gas hob and space for a washing machine. Upstairs, there is a comfortable double bedroom with a fitted wardrobe housing the gas combination boiler, along with a modern bathroom featuring grey metro tiles, a P-shaped bath with shower over, a wash hand basin, WC and window.

Outside, the low-maintenance rear garden combines gravel, artificial grass and decking, creating a pleasant space to relax. There is also a single parking space to the front.

This home could make an ideal first purchase or buy-to-let investment.

Bridport is renowned for its friendly, vibrant culture and excellent reputation for quality local food and art. Local facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. Schools are within easy reach, and regular bus services run to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

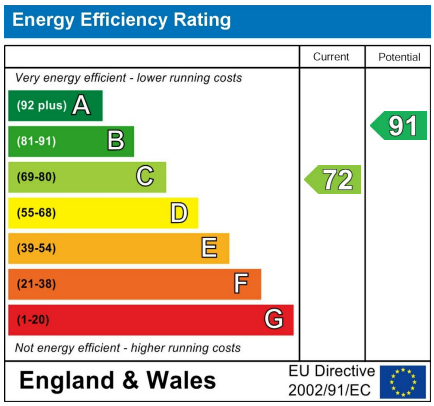
PROPERTY TENURE
Freehold

INFORMATION
Heating: Electric panel heaters; gas combination boiler for hot water
Broadband: Superfast broadband is likely to be available. Please check with Ofcom.
Mobile coverage: Good outdoors and variable indoors on most major networks. Please check with Ofcom.

SERVICES
Mains electricity, gas, water and drainage.

Council Tax Band: A (Dorset Council)

VIEWINGS
Strictly by appointment only through Vicary & Co.





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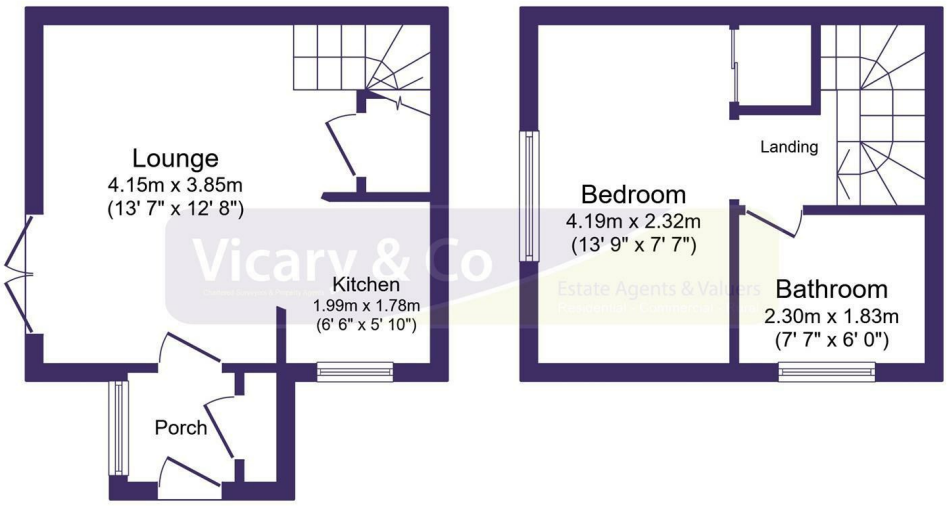


Ground Floor First Floor

Total floor area: 42.1 sq.m. (453 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**Important Information:**
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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