



26, Blind Lane Close



26, Blind Lane Close

Bridport, Dorset DT6 3FE

Bridport Town Centre 1 mile. West Bay/Jurassic Coast 2.5 miles.

An attractive spacious and well presented detached house with south-facing garden in a very sought after location

- Attractive family home
- 3 Bedrooms, 2 bathrooms (1 en-suite)
- Well improved throughout
- Driveway and garage
- Sought after peaceful position
- Very spacious 1,168sqft
- Large living/dining room, conservatory potential
- South-facing rear garden
- Distant country views
- Freehold. Council Tax Band D

Guide Price £399,500

THE PROPERTY

26 Blind Lane Close is a very attractive and spacious detached house in a peaceful and sought after residential area. It was built in circa 1999 by Prowtings with brick and rendered elevations.

The house benefits from a sunny south-facing rear aspect and enjoys distant views over the village to the church and the surrounding countryside.

The excellent modern amenities include gas-fired central heating, uPVC double glazed windows, well equipped updated kitchen with electric oven and five-burner gas hob (space for washing machine and dishwasher), updated fully tiled en-suite shower room, updated fully tiled (Travertine) family bathroom, oak flooring to the living/dining room and built-in wardrobes to two of the bedrooms.

The spacious and well presented accommodation extends to:

Ground floor - Reception hall plus rear porch, cloakroom, living/dining room with French doors, kitchen, utility room and store (former integral garage and easily reconverted).

First floor - Landing, principal bedroom with en-suite shower room, two further bedrooms, family bathroom.

A further big selling feature of the property is the very sunny south-facing rear garden with potential for a conservatory/single storey extension.

Viewing is strongly recommended by the sole agents, Stags.



OUTSIDE

Driveway with access to former integral single garage (currently altered to provide a store and utility room, although easily reinstated).

Very sunny rear garden featuring a full width timber terrace and the balance down to lawn together with shrubs and newly built summerhouse. It is fully fenced/enclosed so child and dog proof.

SITUATION

The house enjoys a peaceful cul-de-sac position in Blind Lane Close and close to local playing fields. It lies on the edge of Bradpole village and within easy reach of local facilities and Bridport town centre. Bradpole village facilities include a church, village hall and butcher's shop plus regular bus services. The immediate area is designated as one of outstanding natural beauty (AONB) and access to the countryside is virtually on the doorstep. Secondary and primary schools are very nearby. The thriving historic town of Bridport has its twice weekly market and offers a range of independent local shops and hosts many festivals. West Bay, with its attractive harbour, bathing beaches and access to the World Heritage coast is within 10 minutes' drive.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 6Mbps and Superfast up to 61Mbps.

Mobile phone service providers available are O2 for voice and data services inside and Vodafone for data services inside, in addition to Three and EE 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 centre follow the A3066 towards Beaminster, passing the Sir John Colfox school and turning right at the Gore Cross Roundabout. After the roundabout take the right hand turning into Townsend Way, then take the second right into Blind Lane Close.



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.



Approximate Area = 1168 sq ft / 108.5 sq m
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 1217 sq ft / 113 sq m

For identification only - Not to scale

Ground Floor: Sitting Room (6.36 x 3.45m), Kitchen (3.44 x 3.22m), Utility Space (3.20 x 2.71m), Store (2.71 x 1.74m)
 First Floor: Bedroom 1 (3.51 x 3.36m), Bedroom 2 (3.66 x 2.91m), Bedroom 3 (2.66 x 2.53m)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Stags. REF: 1218078



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	

32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000