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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



8 Lower Townsend, Burton Bradstock, Bridport, DT6 4QH

Guide Price £395,000



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A charming three-bedroom semi-detached home in the popular village of Burton Bradstock, offering spacious and light-filled accommodation with welcoming living areas, a functional kitchen and useful utility area. Outside, the property benefits from a spacious garden with excellent potential. Ideally positioned for enjoying the village, surrounding countryside and nearby Jurassic Coast, this attractive home offers a great opportunity in a popular West Dorset location. Council Tax Band: B EPC: D (65)



Property Details

- Semi Detached House in a Popular Village
- 3 Bedrooms
- Sitting Room with log burner
- Kitchen
- Utility Room
- Parking Area
- Good sized garden

THE PROPERTY

No. 8 Lower Townsend is a semi-detached house dating from the 1950s, occupying a generous plot with gardens extending to three sides. The property is conveniently situated for both the village centre and the coast. Formerly in local authority ownership, the house provides well-proportioned family accommodation arranged over two floors, comprising three bedrooms and a bathroom on the first floor, with an entrance hall, spacious sitting room, kitchen/breakfast room and utility room on the ground floor. There are also useful external store rooms to the rear. Features include gas-fired central heating and uPVC double-glazed windows and doors. A particular feature of the property is the large garden, which extends around three sides of the house. and incorporates a former timber garage/workshop.

LOCATION

No. 8 Lower Townsend enjoys a quiet position at the end of a cul-de-sac, just off Annings Lane, a peaceful residential road situated to the north of the village centre. Burton Bradstock is one of West Dorset's most sought-after villages, renowned for its attractive collection of period stone and thatched cottages and houses, together with its proximity to the Jurassic Coast. The village provides an excellent range of day-to-day amenities including a general store and post office, church, two public houses, garage, library, primary school and recreation ground. The coast is approximately half a mile distant, with the renowned Chesil Beach and spectacular Jurassic Coast coastline within easy reach. The market town of Bridport is approximately 3½ miles to the west and provides an excellent range of shopping, leisure and social facilities. Weymouth and Dorchester are also readily accessible by road, being approximately 10 and 15 miles respectively.



OUTSIDE

The property benefits from a particularly generous garden extending to three sides, predominantly laid to lawn and complemented by established flower and shrub borders. Concrete pathways and sitting areas provide useful areas for outdoor enjoyment. Subject to the usual planning consents the size of the garden offers the possibility of extending the house if required.

The gardens include a number of mature trees and fruit trees, together with established boundary hedging and an enclosed rear garden.

A driveway provides off-road parking.

INFORMATION

PROPERTY TENURE

Freehold
Section157 residency restriction. Contact agent for more details.

INFORMATION

Heating Type: Mains Gas
Construction Type: Conventional brick wall construction with a tiled roof.

Broadband: Refer to Ofcom.
Mobile phone coverage: Refer to Ofcom.
Flood risk check gov.uk website

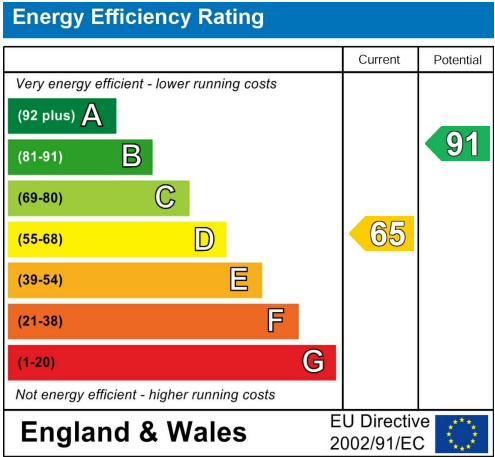
Parking: Driveway parking.

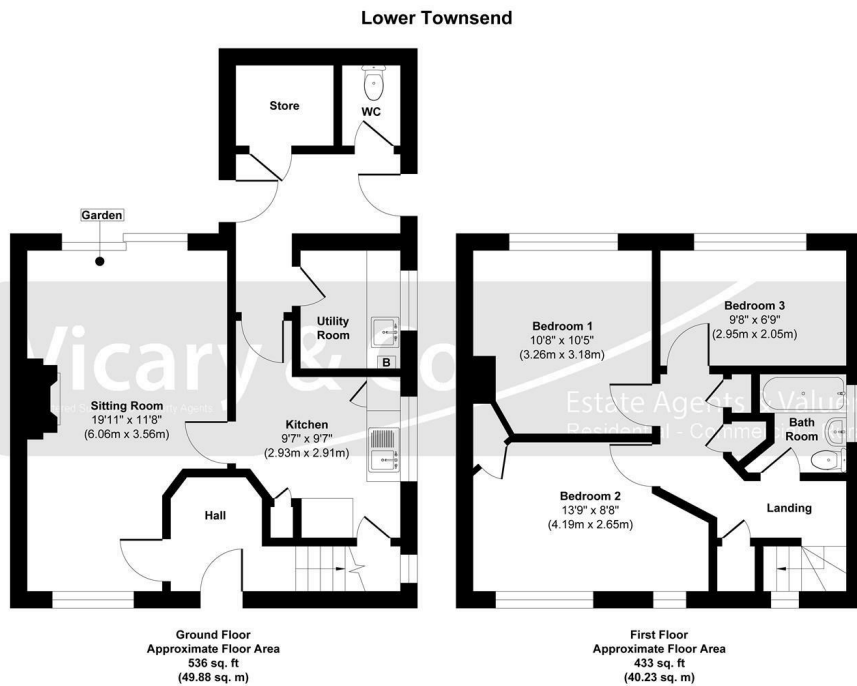
SERVICES

Mains electricity, gas, water and drainage.
Council Tax Band: B (Dorset Council)

VIEWINGS

Strictly by appointment only with Vicary & Co





Approx. Gross Internal Floor Area 969 sq. ft / 90.11 sq. m
Produced by Elements Property

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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