



3, Foundry Lane



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Bridport, DT6 3FN

Close to all amenities. West Bay/Jurassic Coast 2 Miles

An attractive modern period style town house in a very private, peaceful and tucked away position yet within the heart of the town centre and just a stroll away from all amenities.

- Spacious 1,200sqft
- Three Double Bedrooms
- Sitting Room with Contemporary Gas Fire
- Kitchen Breakfast Room
- 2 Bathrooms (1 en-suite)
- South-facing rear garden
- Single Garage and Parking
- Town and River Views
- Freehold
- Council Tax Band D

Guide Price £495,000

THE PROPERTY

3 Foundry Lane is a perfectly positioned gem, sitting in a tucked away location within walking distance of the Town's many amenities. This contemporary and easy to live in home offers light and spacious accommodation and will suit the needs of many of today's buyers.

The well presented accommodation is arranged over three floors and enjoys a sunny south-facing rear aspect with views over the town rooftops and to the river/playing fields and countryside beyond.

The excellent specification includes gas-fired central heating, double glazed timber framed windows, well equipped kitchen with contemporary units and comprehensive appliances (gas hob, electric double oven, microwave, fridge/freezer, washing machine and dishwasher) attractive bathrooms, built in wardrobes to two of the bedrooms and low maintenance laminate wood flooring.

Offered with no forward chain, viewing is strongly recommended by the sole agent, Stags.



OUTSIDE

Sunny enclosed south-facing rear garden, which has been attractively landscaped for ease of maintenance, with tiled seating areas and shrub/flower beds.

Rear single garage with personal door to garden and adjoining parking space for one car.

Small area of shingle and paved front garden behind attractive railings.

SITUATION

Foundry Lane occupies a very peaceful and tucked away position in the very heart of Bridport town centre. Open space is very nearby with playing fields and delightful riverside walks. Bridport is a thriving and historic market town, well known for its wide streets and twice weekly popular street market. It offers an excellent range of shopping, business and leisure facilities including a leisure centre with swimming pool, arts centre and Electric palace entertainment venue.

The immediate area is designated as one of outstanding natural beauty (AONB) and Conservation Area. The stunning Jurassic Coast is very nearby at West Bay with its pretty harbour, bathing beaches, clifftop walks and golf course. The larger centres of Dorchester/Weymouth are just 20/30 minutes' drive with mainline services to London.

SERVICES

All mains services. Gas-fired central heating

Broadband – Standard up to 16Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.

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

VIEWINGS

Strictly by appointment with Stags, Bridport.

DIRECTIONS

From our office in Bridport South Street, head south turning right into Gundry Lane. Proceed down this one-way street and on reaching the crossroads go straight across, where the property can be found on the left. The parking for the property and the garage can be found around the back.

What3Words: ///juicy.self.incoming



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 = 1221 sq ft / 113.4 sq m
 Limited Use Area(s) = 56 sq ft / 5.2 sq m
 Garage = 180 sq ft / 16.7 sq m
 Total = 1457 sq ft / 135.3 sq m

For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Stags - REF: 192944.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C		78	87
(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>	

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