



5 Badger Row



STAGS

5 Badger Row Higher

Bradpole, Bridport, DT6 3FW

Bridport Town Centre 1.5 miles. West Bay/Jurassic Coast 3 miles.

A well appointed and spacious cottage style stone house in a peaceful village location

- Attractive stone character style house
- 3 Bedrooms (potential 4th bedroom)
- Large open plan living/dining room/kitchen
- West facing garden
- Peaceful village location
- Over 1,000sqft
- 2 Bathrooms
- Very well presented and appointed
- Garage and parking space
- Freehold. Council Tax Band C

Guide Price £375,000

THE PROPERTY

5 Badger Row is a very attractive cottage style house in a peaceful village setting. It is only one of just six houses which were traditionally built to a very high standard in 2016, having natural stone-faced front elevations under a slate roof. It has been under the current ownership since new and originally designed with four bedrooms (the fourth bedroom could be easily reinstated if required).

The impressive specification includes gas-fired central heating, sealed unit windows, well equipped kitchen with comprehensive integral appliances (electric oven, gas hob, cooker hood, fridge/freezer and dishwasher), attractive bathroom/shower room fittings with Travertine tiles, oak veneered internal doors and low maintenance laminate wood flooring.

The well presented and spacious accommodation is arranged over three floors and enjoys a sunny east/west facing aspect.

Arranged as:

Ground floor – canopy porch, reception hall, bedroom 2, bedroom 3/study, shower room.

First floor (ground level to rear) - large through open plan living/dining room/kitchen, inner lobby with store, bathroom.

Second floor – landing, principal bedroom.

Viewing of this lovely home is strongly recommended by the sole agents.



OUTSIDE

Very nearby single garage with parking for one car in front.

Small front area of garden. The rear garden enjoys a very sunny west facing aspect and is private, attractively landscaped and arranged on three levels, comprising full width adjoining paved terrace, paved steps/pathways, raised beds and rear pedestrian gate.

SITUATION

The property is pleasantly located in the old part of Bradpole village and within easy access to the attractive countryside. Bradpole village centre is within easy reach with a butcher's, church and village hall. Local primary and secondary schools are also within easy reach together with local bus services. Bridport is a thriving historic town with excellent shopping, leisure and cultural amenities including a popular twice weekly street market, art centre and leisure centre with swimming pool. The area is designated as one of outstanding natural beauty (AONB) and the stunning Jurassic Coast World Heritage Site at West Bay is just 10 minutes' drive away.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 4Mbps and Superfast up to 32Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone 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 East Street roundabout, take the A3066 towards Beaminster and after the Gore Cross roundabout take the next right, signed West Milton/Powerstock. Take the 3rd right into Higher Street and the left corner, the property will be seen after a short distance on the right.

What3Words///signified.crush.warbler



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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