



234, Orchard Avenue



# 234, Orchard Avenue

, Bridport, DT6 5RL

Bridport Town Centre 0.3 mile. West Bay/Jurassic Coast 2 miles.

**A very attractive and well presented terraced three bedroomed house within easy reach of the town**

- Attractive modern home
- Well improved and presented
- Updated kitchen
- Enclosed landscaped rear garden
- Close to town and open countryside
- Spacious 764sqft
- 3 Bedrooms
- Recently updated bathroom
- Residents' parking
- Freehold. Council Tax Band B

**Guide Price £260,000**

## THE PROPERTY

234 Orchard Avenue is a very attractive modern terraced house in a popular and well established area. It was built in circa 1993 and under the current ownership since 2020 has been subject to a whole number of excellent improvements to provide a lovely family home with all modern amenities.

The many excellent features include gas-fired central heating (boiler recently updated), modern well equipped kitchen with space for slot-in cooker, fridge/freezer and washing machine, modern fully tiled bathroom (fitted in 2024) with 'L' shaped bath with mains shower over and uPVC low maintenance double glazed windows/doors.

The accommodation is very well presented and tastefully decorated throughout with wood style panelling and herringbone style wood flooring to the living room together with newly fitted carpets to the first floor. Distant views are enjoyed to Waddon, Coneygar and Allington Hills.

Briefly, the accommodation extends to:

Ground floor - Reception hall, living room, kitchen/dining room

First floor - Landing, three bedrooms (master with large double wardrobe), bathroom



## OUTSIDE

There is residents' parking to the rear (not allocated).

Small paved front garden. Fully enclosed rear garden which enjoys a sunny west-facing aspect and attractively landscaped with paved terrace, timber decking, shed and pergola. Rear pedestrian gate gives access to the parking area.

## SITUATION

The property is well located, close to open fields. Orchard Avenue forms part of a popular well established area in North Allington and within easy reach of the town centre. Bridport has an excellent range of shopping, business and leisure facilities together with a twice weekly market and local schools. The immediate locality is designated as an Area of Outstanding Natural Beauty (AONB) and Allington Hill (Woodland Trust) is only a few minutes' walk away.

The popular coastal resort of West Bay and the stunning World Heritage coast is within only a few miles.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 15Mbps and Ultrafast up to 1800Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE and Three 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](mailto:rentals.bridport@stags.co.uk)

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Stags Bridport office in South Street, proceed to the Town Hall and turn left into West Street. Continue across the mini-roundabout and at the 2nd mini-roundabout turn right, signed Broadwindsor, into North Allington. After about 0.3 mile, turn right into Parsons Road and 1st left into Court Orchard Road. Take the 1st right into Orchard Crescent and 1st right again into Orchard Avenue. At the end bear left and the property will be seen shortly on the left.

What3Words///cluttered.hologram.expanded



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.



Ground Floor

First Floor

234 Orchard Avenue  
Bridport  
DT6 5RL

Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>  
Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	75	
(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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