

**OPEN DAY**

82 Stanpit

**DenisonS**

# 82 Stanpit

Mudford, BH23 3NA

£325,000 Offers In Excess

OPEN DAY – Saturday 28th March, 9:00–11:30am. Viewings strictly by appointment only - proceedable buyers only.  
OFFERS IN EXCESS OF £325,000. This characterful SEMI - DETACHED COTTAGE offers a perfect blend of charm and functionality, making it an ideal home for those seeking flexible living in a convenient location. The property features two bedrooms, with the added benefit of a versatile loft room that could serve as a home office, third bedroom, or additional living space, depending on your needs. The family bathroom is well-appointed, and the home benefits from gas central heating throughout, ensuring comfort year-round. The property offers spacious and functional living areas, providing a welcoming atmosphere for both family life and entertaining. The secluded south-westerly garden is a real highlight, offering ample space for outdoor relaxation or gardening. At the rear of the garden, there is a detached garage that can accommodate a car or SUV, small boat, water sport equipment, bikes, or additional storage, providing great versatility. Parking. The garage also has potential to be a home office/garden room (STPP). Located a stones's throw from the picturesque Stanpit Marsh nature reserve, ideal for walks, this property is close to local pubs, restaurants, and bus connections, providing easy access to a variety of amenities. The cottage can also be found a short drive from the award-winning Friars Cliff and Mudford Quay beaches. Featuring no onward chain, this home presents a fantastic opportunity to enjoy both tranquil surroundings and a central location. Please Note: Once an offer on a property has been accepted, the buyer is required to pay a fee of £45 + VAT (£54 in total). This charge covers the cost of identity verification checks that we are legally required to carry out for HMRC.



**Sitting Room 12' 10" x 9' 11" (3.91m x 3.02m)**

**Kitchen/Breakfast Room 14' 2" x 12' 10" (4.31m x 3.91m)**

**Landing**

**Bedroom 1 12' 10" x 9' 11" (3.91m x 3.02m)**

**Family Bathroom**

**Bedroom 2 13' 8" x 7' 9" (4.16m x 2.36m)**

**Loft Room 12' 7" x 10' 4" (3.83m x 3.15m)**

**Garden**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

