



Connells

Dreadnought Cottages
Bridport



Property Description

Situated within easy walking distance of Bridport town centre, this spacious four-bedroom house presents an exciting opportunity for buyers seeking a property with scope to modernise and add value.

The accommodation is arranged over two floors and offers generously proportioned rooms throughout, providing a solid layout ideal for contemporary family living. The ground floor comprises a welcoming hallway, living room, dining room, kitchen and bathroom, while upstairs are four well-sized bedrooms. There is an enclosed garden to the front of the property

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with stairs to the first floor, a window to the rear aspect and doors leading to the dining room, the kitchen, the lounge and the bathroom.

Lounge

A door from the entrance hall leads into the lounge with a fireplace, a radiator, a television aerial socket, a telephone point and a window to the front aspect.

Dining Room

A door from the entrance hall leads into the dining room with a fireplace, a window to the front aspect, a radiator and a doorway leading to the kitchen.

Kitchen

A doorway from the dining room and a door from the entrance hall leads into the kitchen with a range of wall and base units, a stainless steel sink and drainer, a window to the rear aspect, the central heating boiler, space for an oven and hob, plumbing for a washing machine and space for a fridge freezer.

Bathroom

A door from the entrance hall leads into the bathroom with a WC, a wash hand basin, a bath, a shower cubicle, a radiator, a window to the rear aspect and an extractor fan.

First Floor

First Floor Landing

Stairs lead up from the ground floor to the first floor landing with doors to all four bedrooms.

Bedroom 1

A door from the entrance hall leads into bedroom 1 with a radiator and a window to the front aspect.

Bedroom 2

A door leads from the first floor landing into bedroom 2 with a radiator and a window to the front aspect.

Bedroom 3

A door leads from the first floor landing into bedroom 3 with a radiator, a built in wardrobe and a window to the rear aspect.

Bedroom 4

A door leads from the entrance hall into bedroom 4 with a radiator and a window to the rear aspect.

Outside Space

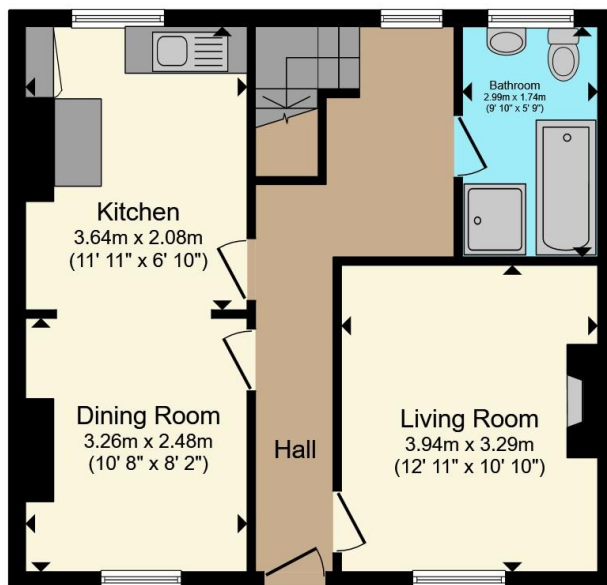
Front Garden

The front garden has beds and borders of mature planting with a path leading to the front door.

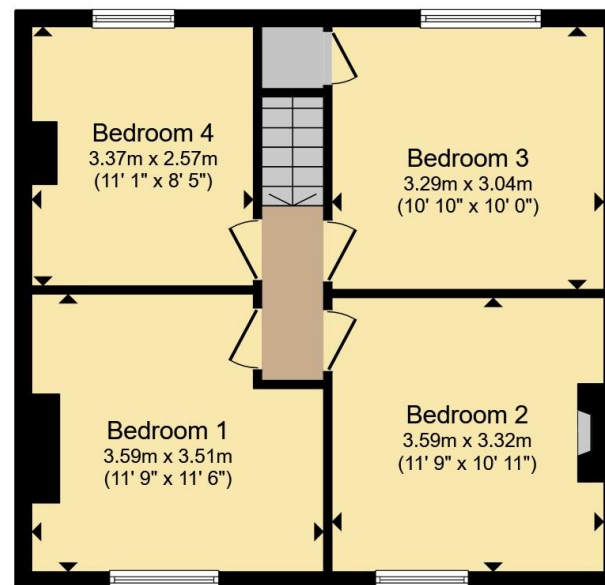








Ground Floor



First Floor

Total floor area 102.7 m² (1,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DCH309388



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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