PARKERS

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Independent Property Consultants and Valuers







North Allington, Bridport

Asking price £200,000

This charming Grade II listed terraced home is situated within an area of outstanding natural beauty and a designated conservation area, offering a wonderful combination of character, history and attractive surroundings. The property provides two-bedroom accommodation with a wealth of charm, including a delightful cottage-style rear garden. Ideally suited to those seeking a characterful home in a picturesque setting, the property is well placed to enjoy the surrounding countryside and nearby amenities. EPC rating TBC.

Situation

North Allington is ideally positioned within easy reach of the historic market town of Bridport, offering a wonderful blend of town amenities and beautiful surrounding countryside. Bridport is well known for its lively atmosphere, independent shops, thriving arts scene and excellent selection of local food and drink. Nearby, West Bay offers a picturesque coastal setting, with its working harbour and stunning scenery along the renowned Jurassic Coast. The town provides a wide range of facilities, including a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services connecting Bridport with Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

Description

This charming Grade II listed terraced home offers characterful accommodation arranged over two floors, comprising two bedrooms, a welcoming sitting room, a light and airy kitchen and a family bathroom.

The living room is accessed via the front entrance and features a TV and fireplace set within a brick surround. There is a window to the front aspect allowing natural light into the room, with built-in shelving and storage cupboards providing additional practicality. The room also offers space for seating and benefits from wood-effect flooring. The kitchen/breakfast room is particularly light and spacious, fitted with a range of wall and base units with work surfaces over. A rear-facing window and French doors allow plenty of natural light to fill the room, while providing direct access to the patio and garden.

The family bathroom is fitted with a panelled bath with shower over, wash hand basin and low-level WC. The two bedrooms offer comfortable accommodation, with the first featuring painted wooden flooring and a front-facing window, while the second enjoys views across the rear garden through its glazed rear-facing window. Both rooms benefit from wall-mounted radiators.

Outside, the property enjoys a delightful enclosed cottage-style garden, thoughtfully arranged with colourful flower beds, mature shrubs and trees. A paved patio provides an ideal spot for outdoor dining and entertaining.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band B.







Services
Mains electricity, water and drainage are connected.
Gas central heating.

Broadband and Mobile Service
At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

https://checker.ofcom.org.uk

Flood Risk
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-term-floodrisk.service.gov.uk/risk#

Stamp Duty
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

Videos and Photography
Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.



Important notice. Parkers notify that:
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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