

**Vicary & Co**

38 South Street

Bridport

Dorset

DT6 3NN

**01308 459550**

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**vicaryandco.com**

# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**

Residential - Commercial - Rural



5, Vicarage Court, Bridport, Dorset, DT6 5ET  
Guide Price £485,000



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A spacious well presented four-bedroom detached house situated within walking distance of Bridport town with an attractive garden, garage and parking.



## Property Details

- Four Bedrooms
- Detached Modern Property
- Attractive Garden
- Convenient Town Location

### The Property.

5 Vicarage Court is a beautifully presented four-bedroom detached property which offers a wealth of living space including separate sitting and dining room, utility area and downstairs cloakroom, en-suite to the master bedroom and further family bathroom. Offered in excellent decorative order throughout with a superb modern kitchen which has been fitted to a very high standard. The front of the property offers substantial driveway with access to the garage, whilst to the rear there is an enclosed low maintenance garden which has been laid to patio and gravel with shrub borders, perfect for al fresco dining.

### LOCATION & LIFESTYLE

Perfectly positioned just a short stroll from Bridport's bustling town centre, the property offers unrivalled access to a wide mix of shops, cafés, restaurants and the town's popular twice-weekly market. The stunning harbour and beach at West Bay lie just two miles to the south, offering easy access to the iconic Jurassic Coast and the Southwest Coast Path.

The surrounding landscape is designated as an Area of Outstanding Natural Beauty, with scenic riverside walks and countryside trails on the doorstep. The county town of Dorchester is approximately 16

miles to the east, offering further amenities and mainline rail services to London Waterloo.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Gas central heating.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

Council Tax Band: E (Dorset Council)

### PARKING

There is ample parking for a couple of vehicles in front of the house as well as an attached Garage.

### SERVICES

Mains electricity, gas, water and waste.

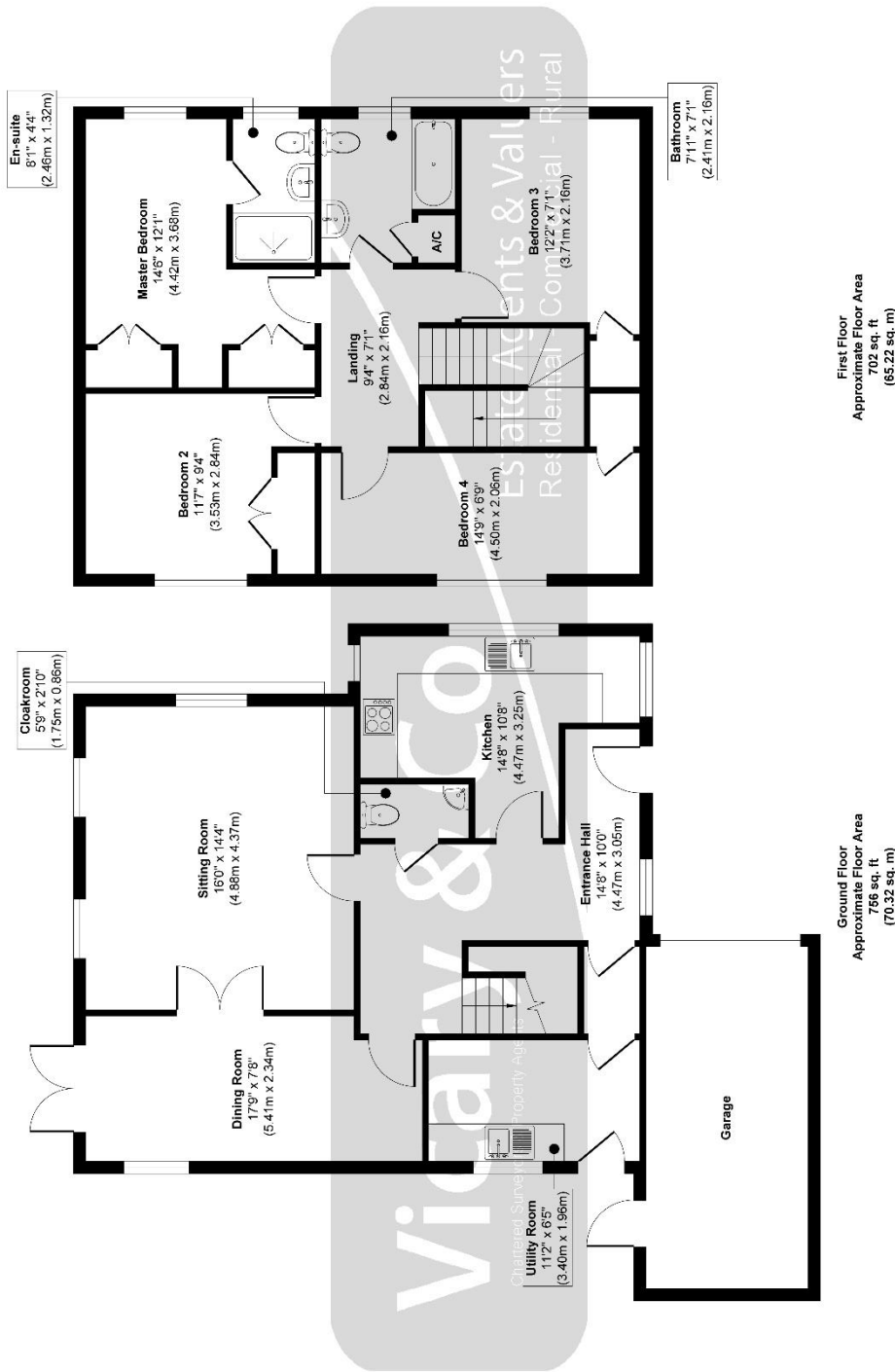
### VIEWINGS

Strictly by appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



## 5 Vicarage Court Bridport DT6 5ET



**Important Information:**  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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