

kennedys

ESTATE AGENTS

40 South Street
Bridport
Dorset DT6 3NN
T: 01308 427329
E: info@kennedys-bridport.com
www.kennedysestateagents.co.uk

7 Highacres Loders Bridport Dorset DT6 3SE



Guide Price £425,000 Freehold

A spacious and light, well maintained detached family house in good community village location occupying a private corner site with garage/store and affording pleasant views



right
find your happy

OnTheMarket.com

PROTECTED

Ombudsman

tsj
APPROVED CODE
TRADINGSTANDARDS.UK

SITUATION: The property is located on a generous corner plot within the Highacres Estate enjoying views and light. The property is a short walk from the small primary school, allotment gardens, recreational ground, village hall, church and pub with skittle alley and there is lots going on in this wonderful community village. There is close by access to public walks along the old railway line and the village has a 5-pub challenge which accesses pubs by walking across open countryside. There is a village fete, scarecrow competition, WI, local history society, wildlife team and many leisure opportunities provided at the modern village hall.

The vibrant market town of Bridport lies some 3 miles away with its twice-weekly street market, Art Centre, Electric Palace theatre/cinema, artists' and vintage quadrant, Leisure Centre with indoor swimming pool and fitness suites and has recently been designated as a town of culture and art. The central Bucky Doo Square hosts bands, events and festivities all year round.

The coastal village/resort of West Bay lies some 2 miles to the south and can be accessed by bus, footpath or cycle route. West Bay has a fishing/boating harbour, beaches and provides a wide range of holiday and leisure pursuits including a Golf Course on East Cliff. There is also direct access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY comprises a detached 1970's family/early retirement house featuring Bradstone elevations under a slate roof, with the benefit of double-glazed windows and doors. There are PV panels owned outright providing a good tax-free income. There is also a garage/store shed with a steep driveway access.

The property has been in the same ownership for over 30 years and whilst it has been well maintained and updated over the years, there is some scope for improvement. There is no forward chain.

There are wrap-around gardens, open-plan to the front and enclosed to the rear with a greenhouse and side porchway and with specimen trees and bushes providing privacy.

DIRECTIONS: From the centre of Bridport travelling north to Bradpole, take the right hand turning after the King's Head pub and continue to the junction. Turn right to Loders and, at the school, turn left into Smishops Lane. Highacres is first on the right and No 7 will be found a short way in on the left.

THE ACCOMMODATION comprises the following:

Modern UPVC front door with glazed panels and fanlight, opening to:

ENTRANCE HALL with dog-leg stairs rising to the first floor with large picture window over attracting good natural light flow and with built-in store cupboard under also housing the electric consumer unit. The PV panel controls are also situated in the hall.

CLOAKROOM with low level WC and handbasin and obscure-glazed window.

LIVING ROOM with large window to the west and double sliding doors opening to the:

CONSERVATORY/SUN ROOM which has low walls topped with double-glazed panes including opening windows under a lean-to Perspex roof and with pedestrian door to the outside patio.

KITCHEN/DINING ROOM:

The Kitchen Area affords mainly serviceable wooden units comprising wall-mounted cupboards and a large glazed display cupboard and base cupboards and drawers with work surface over incorporating a single drainer sink unit with mixer tap with window overlooking the front garden, plumbing for dishwasher, space for under-unit fridge and freezer, free-standing electric cooker with hood over and complimenting tiled splashbacks. Triple spotlight rail and obscure-glazed door opening to the side.

The Dining Area enjoys a large picture window to the east overlooking the gardens, with central light pendant and coved ceiling.

UTILITY/PORCH/BOOT ROOM with stone wall walls with double-glazed panes and windows under a lean-to Perspex roof and has power fitted. Part-glazed UPVC door to the rear garden.

FIRST FLOOR

LANDING with access trap to the roof space which has a ladder and light provided and some boarding.

MASTER BEDROOM 1 enjoys a large picture window to the east looking to the distant hills and double sliding-doored wardrobe.

EN-SUITE SHOWER ROOM with corner shower cubicle with power shower and sliding doors, a pedestal basin with cupboards under and plumbing for a washing machine. Wall mirror and window to the west and mainly tiled walls.

BEDROOM 2: Another double bedroom facing east and looking to the hills.

BEDROOM 3: A further double bedroom with window to the west looking to the attractive on-site trees.

FAMILY BATHROOM with panelled bath, pedestal basin with wall-mounted soap dish and low level WC. Obscure-glazed window to the west, double mirror-doored medicine cabinet, attractive tiled surrounds. Built-in airing cupboard housing the hot water tank with immersion heater fitted together with slatted laundry shelving and a triple towel rail fitment.

OUTSIDE

There is a long concrete pathway leading to the front door with lawns and established small trees and bushes adjoining and providing a lovely setting. There is also an attached letter box to the front of the property as well as a cold water tap.

To the side of the property there is a small flight of steps up to the raised southerly garden which is enclosed by a stone wall with wrought-iron railings above and there is a further wrought iron pedestrian gate into the rear garden. Here there is a lawned section with apple trees and a pear tree.

Immediately to the rear of the property is a paved patio for enjoying wildlife with bird feeders and a lawned area extending with wooden fence boundary behind.

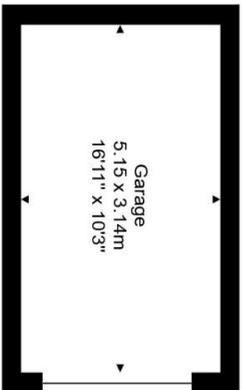
Another garden gate leads out to the driveway leading to the **SINGLE GARAGE** which has a metal up-and-over door and electric light and power points fitted and a pedestrian door off the rear garden. A lean-to **GREENHOUSE** adjoins the garage wall and there is a small northerly section of garden with a wooden pedestrian gate providing an alternative access and some security.

SERVICES: Mains water, drainage and electricity are provided, together with oil-fired central heating to radiators throughout and there is a modern oil tank. There are PV panels which are owned outright and provide a good tax-free income. Council Tax Band 'D'. Broadband and Mobile coverage - see Ofcom website. Flood risk is very low according to the Environment Agency.

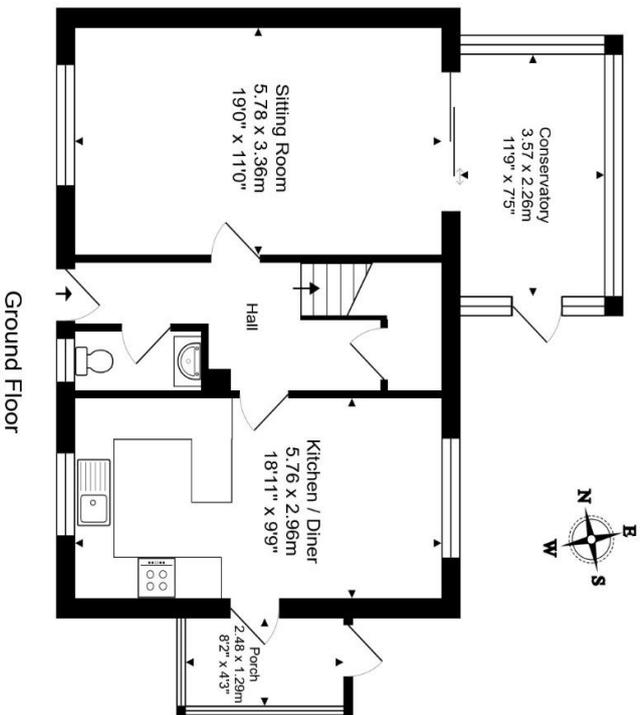
AGENT'S NOTE: The furniture is available for purchase by separate negotiation if required.

TC/CC/KEA250075/151025

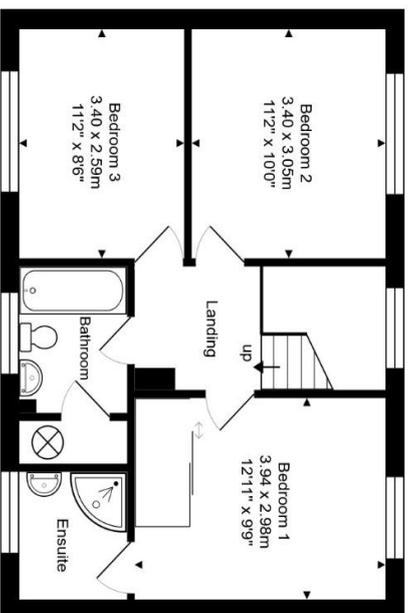
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



7 Highacres
Loders
Bridport
DT6 3SE



Ground Floor



First Floor

Total Area: 110.4 m² ... 1189 ft² (excluding garage)

Not to scale. Measurements are approximate and for guidance only.



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.