

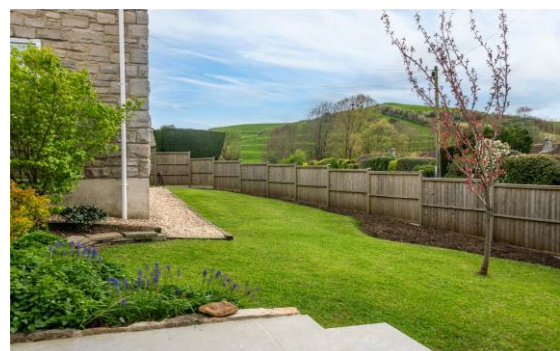
1 Purbeck Close

Uploders Bridport
DT6 4PR



Guide Price £545,000 Freehold

A detached 3-bed village house occupying a private corner plot on a cul-de-sac well renovated and updated with conservatory, large garage/workshop and driveway parking, affording views to the lynchets and hills



SITUATION: This is a highly desirable location with the property enjoying a large corner plot newly fenced for privacy and seclusion with no main road noise. Purbeck Close is a small cul-de-sac of mainly individual properties within the village of Uploders which adjoins and is part and parcel with Loders village. There is a local pub very close by whilst Loders has a primary school, Parish Church, recreational ground and modern village hall offering a wonderful venue for a wealth of organisations and clubs. The surrounding countryside is networked with scenic footpaths and bridleways, there is a community orchard and allotment gardens and prevalent wildlife groups.

Events include a Scarecrow Competition, 5-pub challenge (for walkers), Ride and Stride (raising monies for the local churches), Boxing Day Hockey Match, concerts and church events and an annual fete. There is so much to get involved with should one wish.

The vibrant market town of Bridport lies some 3 miles to the west and was recently featured in "The Sunday Times" as being a highly desirable place to live, holiday in or retire to, with the coastal village of West Bay a further 2 miles to the south with its beaches, fishing and boating harbour and access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY comprises a detached house of traditional construction, built in the 1970's, featuring attractive Purbeck stone elevations under a tiled roof and benefits from uPVC double-glazed windows and a lovely conservatory.

Recent improvements have included new soffits, repairs to rafters and dormer windows, removal of moss to the roofs, the fitting of "hedgehogs" to gutters, some new windows and doors, new paving including a sunken area adjoining the conservatory, re-routing of surface water, a newly installed oil fired boiler with new oil tank and the garden borders have been completely cleared so as to provide a blank canvas for organic cultivation and new fencing to provide privacy and seclusion. There is further scope for improvement such as installation of PV panels.

DIRECTIONS: From the centre of Bridport travelling east on the A35, take the second turning right signposted to Uploders. Follow the signs to Uploders and, before reaching The Crown Inn, turn right into Purbeck Close and No 1 will be found on the left-hand corner plot.

THE ACCOMMODATION comprises the following:

New front entrance door with glazed side panel on the east side opens to a:

SPACIOUS HALLWAY with large glazed pane to the west capturing a delightful view and attracting good natural light.

CLOAKROOM comprising a toilet and pedestal basin.

KITCHEN/DINING ROOM with wooden balustraded staircase rising to the first floor with two cupboard doors to the base accessing useful storage under.

The Kitchen Area is well fitted with a range of matching units comprising wall and base units and drawers including a corner carousel with work surface incorporating a single drainer sink unit with mixer tap and window over, integrated fridge and freezer, upright cupboards with built-in fan-assisted main oven with additional microwave/grill/oven above and further side surface with plumbing for washing machine and tumble dryer below and new oil-fired condensing boiler above. New side door to the south-facing newly laid patio.

DINING AREA divided from the kitchen area by an attractive peninsular providing breakfast bar space and a good range of fitted cupboards and pan drawers to the base with wooden work surface over incorporating a new AEG induction hob with remote-controlled lighting/extractor hood over. There is also space for a good-sized dining table with a large window to the south. Part-glazed feature internal door opening to the:

SITTING ROOM with large glazed pane to the north and window to the west with delightful view over the lynchets and hills. Multi-fuel burner fitted in a feature stone fireplace surround with slate hearth. Two double wall lights. French doors opening with step down to:

CONSERVATORY updated in recent years with low walls and glazed elevations on three sides with pitched roof and double-opening doors to outside. Ceramic tiled flooring.

FIRST FLOOR

LANDING with balustrading against the stair rise and window over providing hilltop views and for good natural light flow.

MAIN BEDROOM 1 with windows to the front and rear to hilltop views and "his and hers" double-doored wardrobes. Slight pitch to ceiling. (Potential for an en-suite.)

BEDROOM 2: Another double bedroom with dual aspects east and south.

BEDROOM 3/OFFICE: A single bedroom/office space with built-in cupboard with hanging rail and shelf over and window to the south looking out over the lynchets.

BATHROOM with recently replaced suite comprising a shower cubicle, panelled bath with mixer tap and shower attachment, pedestal basin and low level WC. Radiator/towel rail, corner storage unit, blind to window, attractive tiled surrounds.

OUTSIDE

The boundaries have mainly been re-fenced recently to ensure privacy but at varying heights to fully enjoy the views.

There is a short driveway leading to a **LARGE GARAGE/WORKSHOP** which provides roof storage space, has a pedestrian door and window to the rear and metal up-and-over door to the front. It also has light and power connected.

The main gardens extend to the east, south and west and have newly laid patios against two sides of the property from which to enjoy the sunshine and views at differing times of the day. These gardens provide a blank canvas for the creation of a new organic garden with external power points provided.

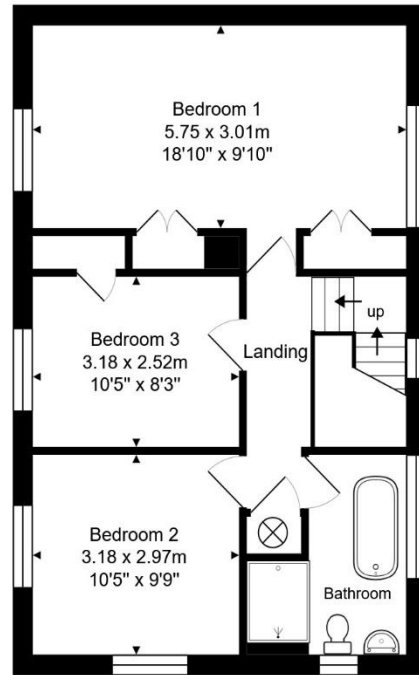
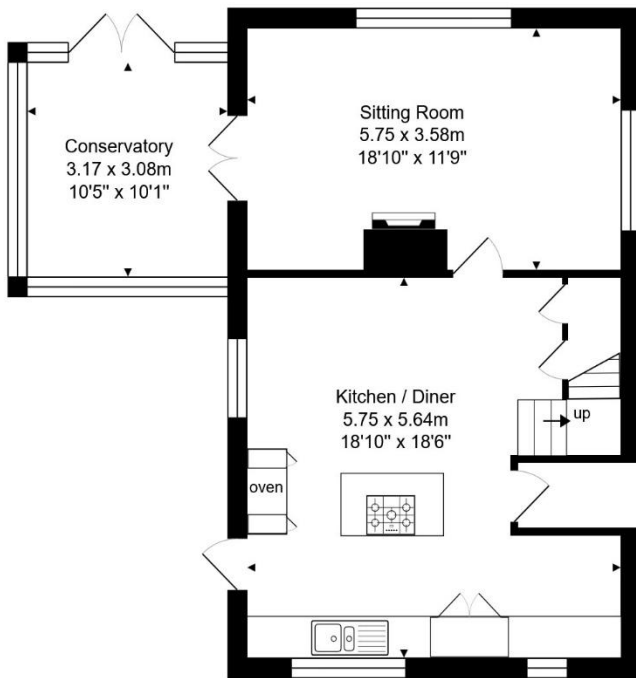
SERVICES: Mains water, drainage and electricity. Oil central heating. Council Tax Band 'D'. Fast-fibre broadband available. For mobile signal - see Ofcom website and for flooding risk - see Government website.

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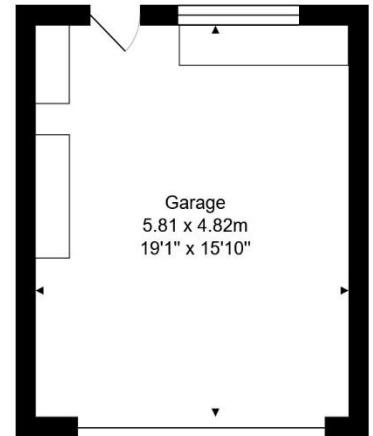
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



1 Purbeck Close
Uploders
Bridport
DT6 4PR



First Floor



Ground Floor



Total Area: 123.9 m² ... 1334 ft² (excluding garage)
Not to scale. Measurements are approximate and for guidance only.



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