

7 Diment Gardens

Bridport Dorset
DT6 5RD



Guide Price £280,000 Freehold

An end-terrace 3 bed house located at the end of a quiet cul-de-sac tucked off North Allington with garden and garage, in fairly good order and with no forward chain



SITUATION: Diment Gardens comprises a terrace of similar properties within a small cul-de-sac on the northern fringe of North Allington. No 7 is the innermost and end property and therefore enjoys a good degree of privacy and tranquillity being well away from the North Allington through road.

The centre of the town of Bridport lies some 0.75 miles to the south-east with its mainly individual shops, twice-weekly street market, vintage and artists' quadrant, wide range of restaurants, churches of most denominations, art centre, Electric Palace theatre/cinema and Leisure Centre with indoor swimming pool. The town is vibrant with a pro-active community spirit and there are many social clubs and organisations covering most leisure pursuits and for all ages.

The community hospital is closeby with minor injuries unit and regular bus services run from there into the town centre and the central Bucky Doo Square which hosts bands, charity stalls, events and festivals all year round.

West Bay lies some 2.75 miles to the south with its fishing/boating harbour, cliff-top golf course, beaches and access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY comprises an end-terrace house featuring brick elevations under a concrete tiled roof and has a garage within a block.

The property has been well maintained and updated over the years but is now in need of further cosmetic improvement. There is a hot tub under the adjoining awning to the end of the property believed to be in working order and which is included in the sale. This facility enjoys a good degree of privacy and tranquillity.

DIRECTIONS: From the centre of Bridport travelling west along West Street, proceed to the second mini-roundabout and turn right into North Allington. Proceed towards the outskirts of the town and turn right before the Hospital Lane turning on the left and No 2 will be found at the very end.

THE ACCOMMODATION comprises the following:

STORM PORCH over the double-glazed front door with glazed side panel opening to the:

ENTRANCE HALL with staircase rising to the first floor with low cupboard under.

SITTING/DINING ROOM featuring a re-constituted stone fireplace surround with wooden mantel and stone paved hearth fitted with a gas fire. Doors to:

CONSERVATORY built in the late 1980's with mainly double-glazing with opening fan lights on top of low brick walls and with a recently replaced perspex roof. Ceramic tiled floor and French double-glazed doors to the rear garden.

KITCHEN with sliding door from the hall and comprising a comprehensive range of wall cupboards and base units with wood-effect work surfaces, Glowworm wall-mounted mains gas boiler, modern electric consumer unit, free-standing cooker with hood over, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer. Window over sink to the front aspect with blind fitted.

FIRST FLOOR

LANDING with hatch to roof space with ladder and light connected and some boarding.

BEDROOM 1 with window to the east, good range of wardrobes with storage cupboards over. Built-in cupboard with hot water cylinder with immersion heater fitted.

BEDROOM 2 with built-in double wardrobe cupboard, west-facing window with views to distant hillsides.

BEDROOM 3/OFFICE with window to the east.

SHOWER ROOM re-fitted in 2014 with corner shower cubicle and shower unit directly off the mains, pedestal basin and low level WC together with heated towel rail and obscure-glazed window. Attractive tiled surrounds.

OUTSIDE

There is a **SINGLE GARAGE** which is one of a block of three which has a metal up-and-over door. There is a wedge-shaped hard-landscaped garden on two levels to the front.

To the side is an attached perspex **AWNING** over the **HOT-TUB TERRACE** and the rear garden is well enclosed with wooden fencing and comprises a lawned area with paved area leading to the **WOODEN SHED** located in the north-east corner.

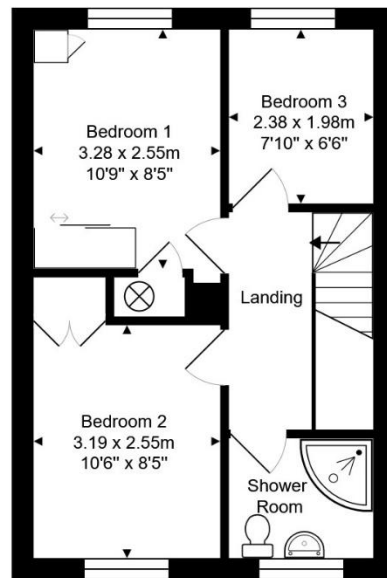
SERVICES: Mains water, drainage, electricity and gas. Gas central heating. UPVC double-glazed windows. Council Tax Band 'C'. BT Openreach point. Mobile and broadband - see Ofcom website for up-to-date details. There is no forward chain.

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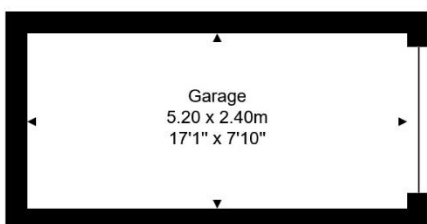
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



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Total Area: 79.1 m² ... 851 ft² (excluding garage)

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



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