

61 North Allington

Bridport Dorset
DT6 5DZ



Guide Price £425,000 Freehold

A spacious detached chalet-style house with downstairs' bed/shower room with 4 beds/bathroom upstairs, gardens, garage and parking close to Bridport town centre



SITUATION: The property occupies an elevated site on the west side of North Allington affording views to the east to distant hillsides. St Swithins Church, the medical centre and dentists' practices, Balsons butchers, Waitrose and the bus station are within a few minutes' walk away as is the tennis club, outdoor skatepark, cafes and takeaways.

There is also easy access to walks over Allington Hill and along the riverside into West Bay.

The vibrant town centre of Bridport lies just over 0.5 mile distant with its range of individual shops boosted by a twice-weekly street market, vintage and artists' quadrant, art centre, Electric Palace theatre/cinema, leisure centre with indoor swimming pool and fitness suites and the central Bucky Doo Square which hosts bands, events and festivities all year round.

The coastal village of West Bay lies some 2 miles to the south with its fishing/boating harbour, marine activities, beaches and access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY comprises a detached chalet-style bungalow built in the late 1960's featuring mainly brick elevations under a concrete tiled and underfelted roof with triple dormer window section to the easterly views. The property benefits from good-sized double-glazed windows and faces east/west affording spacious and light 3/4 bedroom/2 bathroom accommodation with garage and parking and garden. There is mains gas-fired central heating and the property has been well maintained and updated in recent years. There is a ground floor bedroom and shower room which is ideal for a dependent relative.

The property could be moved into without any further works and is very versatile.

DIRECTIONS: From the centre of Bridport travelling west along West Street, take the right-hand exit off the second mini-roundabout into North Allington. The property will be found on the left-hand side just a short distance along.

THE ACCOMMODATION affords:

ENTRANCE PORCH with uPVC obscure-glazed door, coat pegs, quarry tiled floor and double obscure-glazed doors opening to the:

ENTRANCE HALL with wooden balustraded staircase rising to the first floor with partly-shelved store cupboard under.

SITTING ROOM/DINING ROOM comprising an 'L'-shaped room with large windows to the east, south and west, making this a very light and spacious area but completely private. Engineered oak flooring throughout. Large square archway opening to the:

SHAPED KITCHEN with good range of units and integrated appliances comprising a corner section with built-in oven with 4-ring hob and cooker hood over, with 3-drawer base units extending either side with wood-effect work surfaces and tiled splashbacks. Further matching range of units along the straight side wall similarly finished and providing base units, wall cupboards, integrated fridge/freezer, dishwasher and washing machine and a one-and-a-half bowl sink with mixer tap. Ceramic tiled floor, ceiling downlighters and under-unit lighting. Window to the north and door to the outside.

BEDROOM 4 with window to the east and coved ceiling. Door to EN-SUITE SHOWER ROOM with shower cubicle fitted with Mira shower unit, basin built-in and low level WC, heated towel rail/radiator and additional radiator.

FIRST FLOOR

LANDING with windows to the east and west bringing in good through light. Hatch to good roof storage space well insulated and felted and with light and substantial fold-down ladder.

BEDROOM 1 with double mirror-doored wardrobe with vanity unit with wash-basin adjoining and incorporating two double-doored cupboards under and corner shelving over. Window to the east affording views to distant hillsides.

BEDROOM 2 also with dormer window to the east affording similar views. Double, louvre-doored wardrobes.

BEDROOM 3/OFFICE: A single bedroom facing west and presently used as an office.

FAMILY BATHROOM comprising a white suite with panelled bath with shower over and glazed screen, low level WC and basin in cupboard housing, heated towel rail. Built-in airing cupboard with pre-lagged hot water cylinder and slatted shelving. Obscure-glazed dormer window to the west.

OUTSIDE

There is a right of way over the driveway to the south side of the property which leads to a **SINGLE GARAGE** and which has a parking space to the front.

A sloping mainly lawned bank rises to the front of the property from a pavement frontage, with stepped path access (presently unused) rising to the front door. The property is retained by stone walling and hedging provides privacy, and there are railings provided to the pathway from the side leading to the front door. Here the garden comprises a level lawn plateau decorated with established plants, bushes and small trees.

To the rear of the property is a paved patio area well enclosed with a high wall boundary to the rear providing privacy and enjoying a good degree of afternoon/evening sunshine and ideal for the display of patio pots.

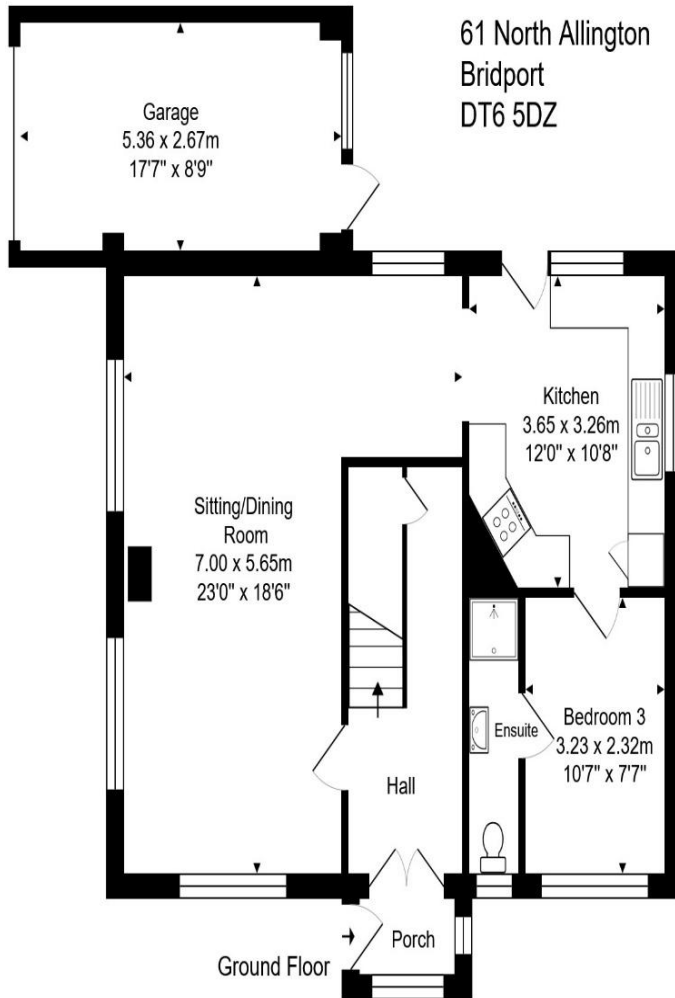
SERVICES: All mains services are connected. Mains gas central heating, UPVC double-glazing. Council Tax Band 'D'. For mobile signal and broadband, please see Ofcom website.

Preliminary particulars prepared 7.7.25T

TC/CC/KEA250050/7725

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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First Floor



Total Area: 116.3 m² ... 1252 ft² (excluding garage)

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



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