

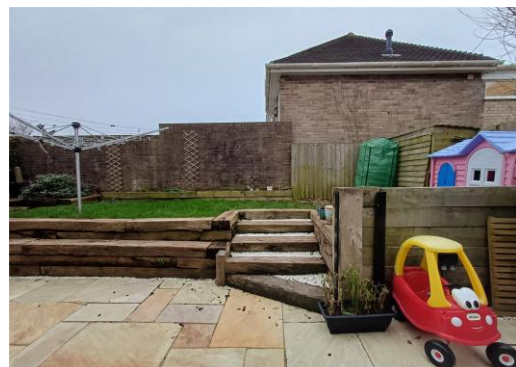
12 Vearse Close

Bridport Dorset
DT6 5BE



Guide Price £270,000 Freehold

A semi-detached, 3 bed ex-local authority family house beautifully updated and presented, with driveway parking, enclosed rear garden and sea views



SITUATION: The property is located in the turning head of an ex-local authority cul-de-sac at the top of the hill with magnificent distant sea views. There is a corner convenience store close by and easy access to the Leisure Centre with indoor swimming pool, recreational grounds and primary school just a walk away. There is a cut-through access into the town centre, approx 1.25 miles away and there is access to the Jurassic Coastline/South West Coastal Paths to West Bay, some 2 miles to the south, where there is a boating/fishing harbour, beaches, golf course and many leisure and water sports activities provided. The vibrant town of Bridport lies some 1.25 miles active walk away with its twice-weekly street market, Electric Palace theatre/cinema, Art Centre, community orchard, vintage and artists' quadrant, many eateries and restaurants and a wealth of leisure activities and organisations. The central Bucky Doo Square holds bands, festivals and events all year round.

THE PROPERTY comprises a semi-detached ex-local authority house built in the 1970's of traditional construction with a conservatory to the rear and an enclosed front porch. It offers ideal 3 bedroomed accommodation for a small family especially with the downstairs' cloakroom/utility room.

The property has been well modernised in recent years with uPVC double-glazing and mains gas-fired central heating, updated consumer unit, modern kitchen and bathroom fittings, attractive doors and mainly Karndean flooring to the ground floor and is mainly in good decorative order and well presented. There is on-site parking space and the enclosed garden enjoys the southerly sunshine.

DIRECTIONS: From the centre of Bridport travel south along South Street to the Morrisons crossroads and turn right next to Palmers Brewery. Proceed up the hill and turn right into Alexandra Road and turn left at the corner shop into Coronation Road. Proceed to the top of the hill and turn right into Vearse Close. No 12 lies at the head of the close.

THE ACCOMMODATION comprises the following:

A few steps down from the pavement with handrail provided leads to the:

ENCLOSED FRONT PORCH accessed by a mainly glazed door with side panels for additional light. Door to: **ENTRANCE HALL** with stairs rising to the first floor. Built-in cupboard fitted with socket and presently accommodating an upright freezer.

CLOAKROOM/UTILITY ROOM with modern toilet, sink in wooden worktop over storage cupboards and washing machine plumbing. Wall-mounted Vaillant gas boiler.

SITTING ROOM which accommodates a large corner sofa and enjoys a large window affording open views to the north over the town to distant hills.

KITCHEN/DINING ROOM

The Kitchen Area is well fitted with a range of modern units comprising wall-mounted cupboards and base cupboards with wooden worktops incorporating a one-and-a-half bowl glazed sink unit with mixer tap and single drainer with south-facing window over, built-in oven with hob and extractor hood over and an integrated fridge. Part-glazed door to outside.

The Dining Area presently provides a suitable area for a 6-seater dining table, has ceiling downlighters and large double-glazed pane/sliding door opening to the:

CONSERVATORY/SUN ROOM which extends into the rear garden and is of mainly double-glazed UPVC construction under a Perspex roof with opening window and double doors to the garden, ceramic tiled flooring.

FIRST FLOOR

LANDING with hatch to roof space which is half-boarded, insulated and has light and ladder fitted.

BEDROOM 1 facing directly south with large picture window affording distant sea views.

BEDROOM 2 also facing south and with built-in sliding-doored wardrobe cupboard.

BEDROOM 3: A single bedroom/office.

BATHROOM with modern suite and mainly honey-comb tiled splashbacks, comprising shaped bath with shower over and screen, basin over drawer storage unit and low level WC, ladder radiator.

OUTSIDE

There is a pavement with street light to the front with lowered kerb to the parking space alongside the house and a small piece of open-plan frontage garden.

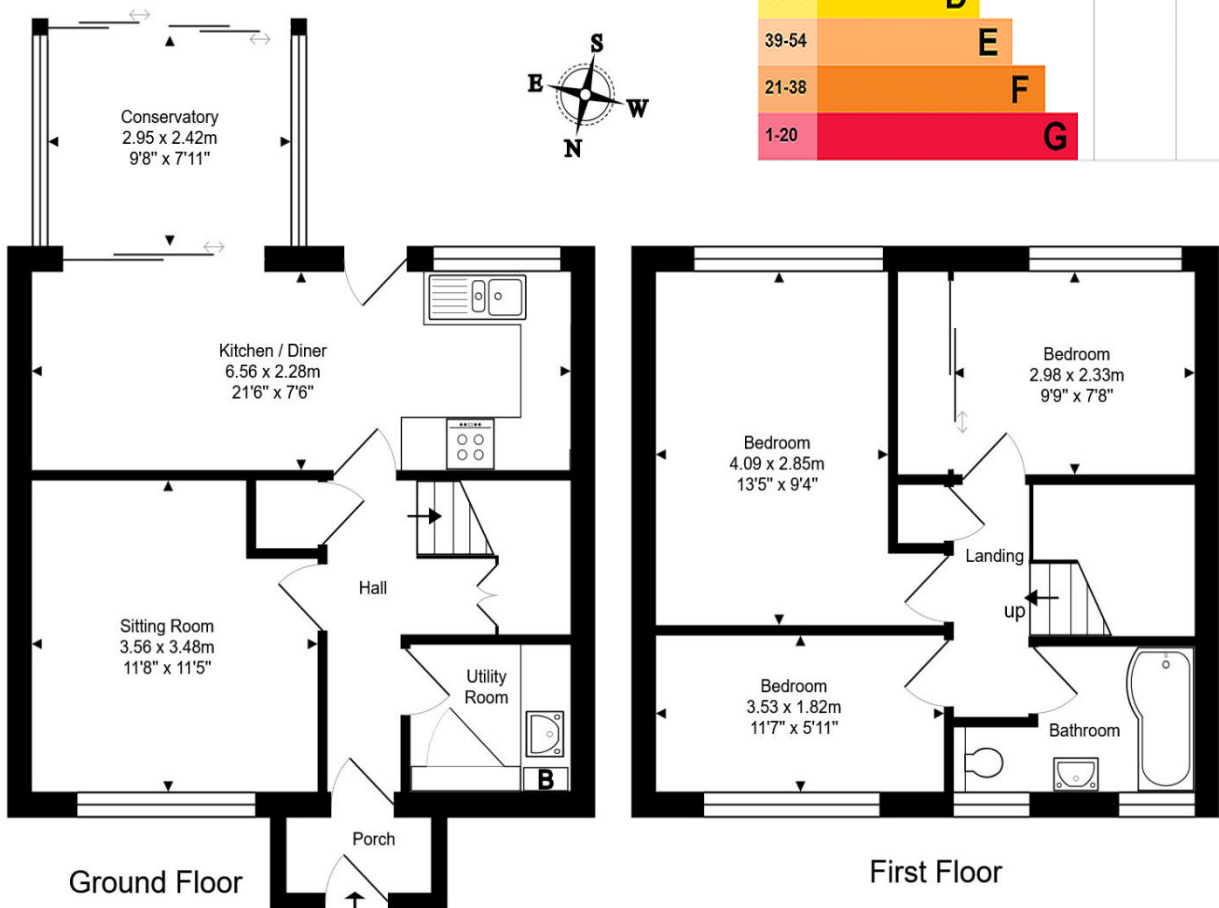
To the rear is a reasonably-sized garden area with high wooden fenced boundary which has been landscaped to provide a patio area with wooden steps leading up to a raised lawned terrace and area suitable for a playhouse/cultivation area and a wooden shed. This garden enjoys sunshine for most of the day.

SERVICES: All mains services are provided. Council Tax Band 'B'. For mobile and broadband coverage - see Ofcom website for up to-date information.

AGENT'S NOTE: The property is subject to a Section 157 which restricts occupancy to those who have lived/worked in the area for the last 3 years or who are coming to the area for employment or potentially to help out with family.

TC/CC/KEA260015/030326

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 88.5 m² ... 953 ft²

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.