

16 Nordons

Bridport Dorset
DT6 4DU



Guide Price £335,000 Freehold

A quietly tucked away 1950's 3 bed semi-detached chalet-style house with some character, generally well maintained but little updated with garden and garage



SITUATION: The property lies at the end of a quiet, private road, well shielded to the front by a high hedge giving it some privacy. The property is elevated, located on the south western slope of Bothen Hill. The centre of the village lies a half-mile walk away with its Parish Church, village hall, recreational ground and Nature Reserve with walkway through to the coast at West Bay.

The town centre of Bridport lies approx 1.25 miles away with a cut through across the meadows into South Street. Here, there is a vibrant community, Electric Palace theatre/cinema, Art Centre, twice-weekly street market, vintage and artists' quadrant, Leisure Centre with indoor swimming pool and the central Bucky Doo Square which hosts bands, events and festivals throughout the year.

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

THE PROPERTY comprises a semi-detached chalet-style house built in 1950 featuring attractive red-brick elevations under a tiled roof with a dormer window to the front and rear. It has been in the same ownership since new and has been generally well maintained but little updated. It has some quaint characteristics, namely two tiled fireplaces typical of the period and eaves shaping to the upstairs 2 bedrooms together with some exposed wooden floorboards. There are mainly double-glazed windows and the chimney pots have been capped.

The property enjoys much peace, privacy and seclusion and is now in need of modernisation and updating to meet today's lifestyle requirements.

DIRECTIONS: From the centre of Bridport travelling south along South Street, proceed to The Crown roundabout and take the first exit into Sea Road South. Take the second useable turning into Pasture Way and bear left to the junction with Crock Lane. Turn right towards Bothenhampton and take the first turning left into Nordons and then bear right and proceed to the end of the road.

THE ACCOMMODATION comprises the following:

Original wooden and glazed main entrance door (on the side) opens to:

ENTRANCE HALL with door to

SPACIOUS RECEPTION HALL with wooden balustraded dog-leg staircase rising to the first floor with storage under.

SITTING ROOM with bay window to the west, art-deco style tiled fireplace surround to open fireplace.

DINING ROOM also with tiled fireplace of art-deco style and window to the rear overlooking the rising garden.

KITCHEN fitted with basic vintage-style unit incorporating a single drainer stainless steel sink unit, original recess which was used for a Rayburn-style cooker. Window to the east and doors to **REAR LOBBY** with

door to the outside and **WALK-IN STORAGE CUPBOARD/FORMER COAL STORE** and there is also a **WALK-IN LARDER CUPBOARD** off the kitchen with window and tiled floor.

BEDROOM 3 facing south.

BATHROOM with older-style suite comprising a cast iron panelled bath, bracket basin and a low level WC. Strip light/shaver point. Window to east.

FIRST FLOOR

SHAPED LANDING with balustrade.

BEDROOM 1 with dormer window to the south, wardrobe and eaves cupboard.

BEDROOM 2 with dormer window to the north.

OUTSIDE

Immediately adjoining the front boundary is a semi-detached brick built **GARAGE** with dual pitched tiled roof and up-and-over door, with parking space to the front.

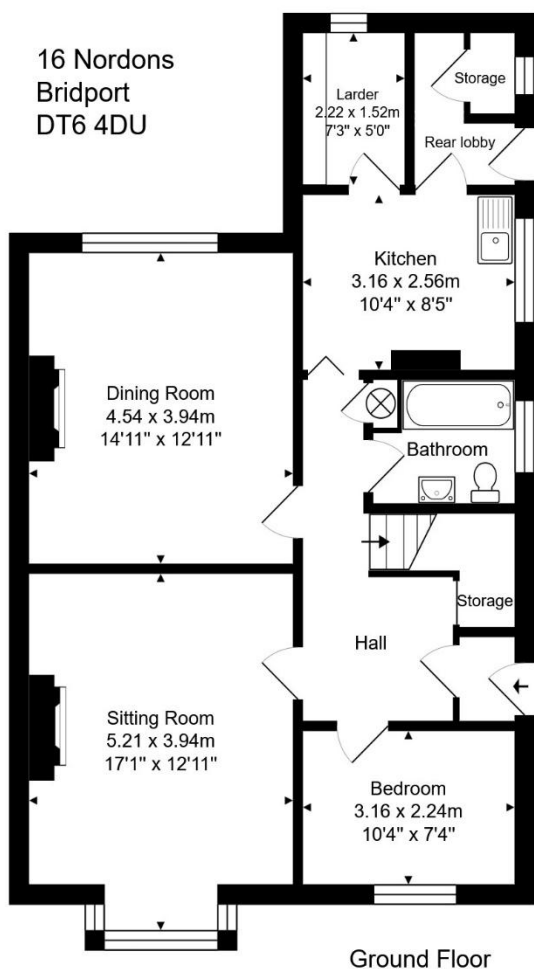
There is a high hedge to the front of the property which shields it from prevailing weather and ensures privacy. There is a triangular shaped front lawn with an array of well established colourful plants and shrubs with a side pathway leading to the main entrance door on the side.

To the rear of the property is a level garden area with the original shaped steps leading up to the garden. The garden is very long and upward sloping so that it catches the sun for most of the day. It is very natural with a wooded/hedge boundary to the east.

SERVICES: Mains water, drainage and electricity. Electric heating with off-peak meter. Gas supply to property but not connected. Council Tax band 'D'. Broadband and mobile signal - see Ofcom website. Openreach landline phone connection but no broadband presently provided. The property is approached over a private road.

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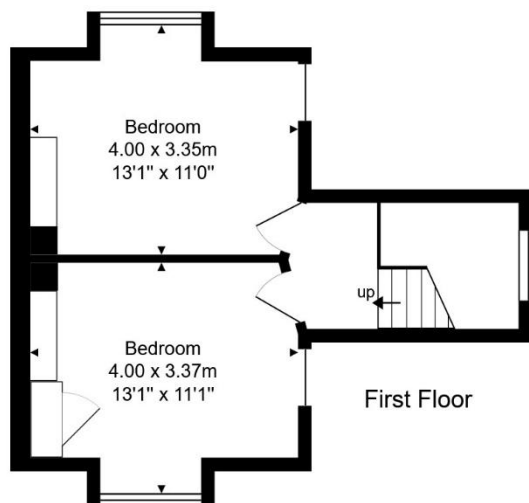


Ground Floor

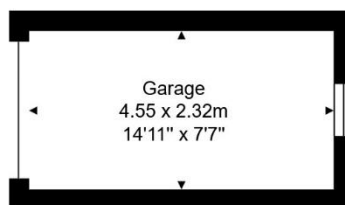
Total Area: 109.0 m² ... 1174 ft² (excluding garage)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		



First Floor



Garage
4.55 x 2.32m
14'11" x 7'7"



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.