5, Shear Plot

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Symondsbury, Bridport, DT6 6HH

Bridport Town Centre 1.5 miles. Jurassic Coast/Eype 2 miles.

OPEN GUIDE PRICE: £300,000 - £325,000
An attractive and well appointed bungalow in the highly sought after, picturesque and peaceful village of Symondsbury.

- Rare availability in prime village
- Backing onto fields with lovely views
- Living room, conservatory
- Well stocked gardens, south-facing to rear
- No forward chain
- Well appointed and upgraded
- Double bedroom, bathroom
- Kitchen/dining room
- Potential off-road parking
- Freehold. Council Tax Band B

Guide Price £300,000

THE PROPERTY

An attractive end of terrace bungalow well located in a small and very peaceful cul-de-sac, within the highly sought after and picturesque village of Symondsbury. It was traditionally built in the 1960s, having natural stone-faced elevations.

In recent years the bungalow has been subject to extensive modernisation/upgrading and is very well appointed. The excellent features include night storage/convector heaters, modern fitted kitchen with electric oven/hob and cooker hood, modern bathroom with electric shower, oak veneer internal doors, LED downlighters, uPVC conservatory and installation of PV panels.

The well presented accommodation enjoys a south-facing rear aspect, backing onto fields with lovely country views and to the iconic Colmer's Hill.

The accommodation extends to wide recessed entrance area (ideal for bench seating), reception hall, living room with wood burner, kitchen/dining room, uPVC conservatory, double bedroom with built-in wardrobe and bathroom.

The very sunny and well stocked gardens are a further feature.

Bungalows of this type and price range in Symondsbury are extremely rare and viewing is strongly recommended by the sole agent, Stags.

OUTSIDE
Residents' parking for Shear Plot just opposite.

There is potential to create off-road parking within the front garden, subject to the usual consents.

The front garden is fully enclosed, comprising lawn, flower/shrub beds, central raised bed with strawberries and large timber shed. Side pedestrian access. The rear garden enjoys the lovely views over the fields and the very sunny south-facing aspect, comprising lawns, a wide variety of flower and shrub beds, including roses and apple trees, two small ponds, pergola with vine and adjoining sun terrace.

AGENT'S NOTE
The property was built by the local authority and is subject to Section 157 of the Housing Act 1985, stating that it can only be purchased as a permanent/main residence and an application has to be made to Magna Housing Association (small fee applies).

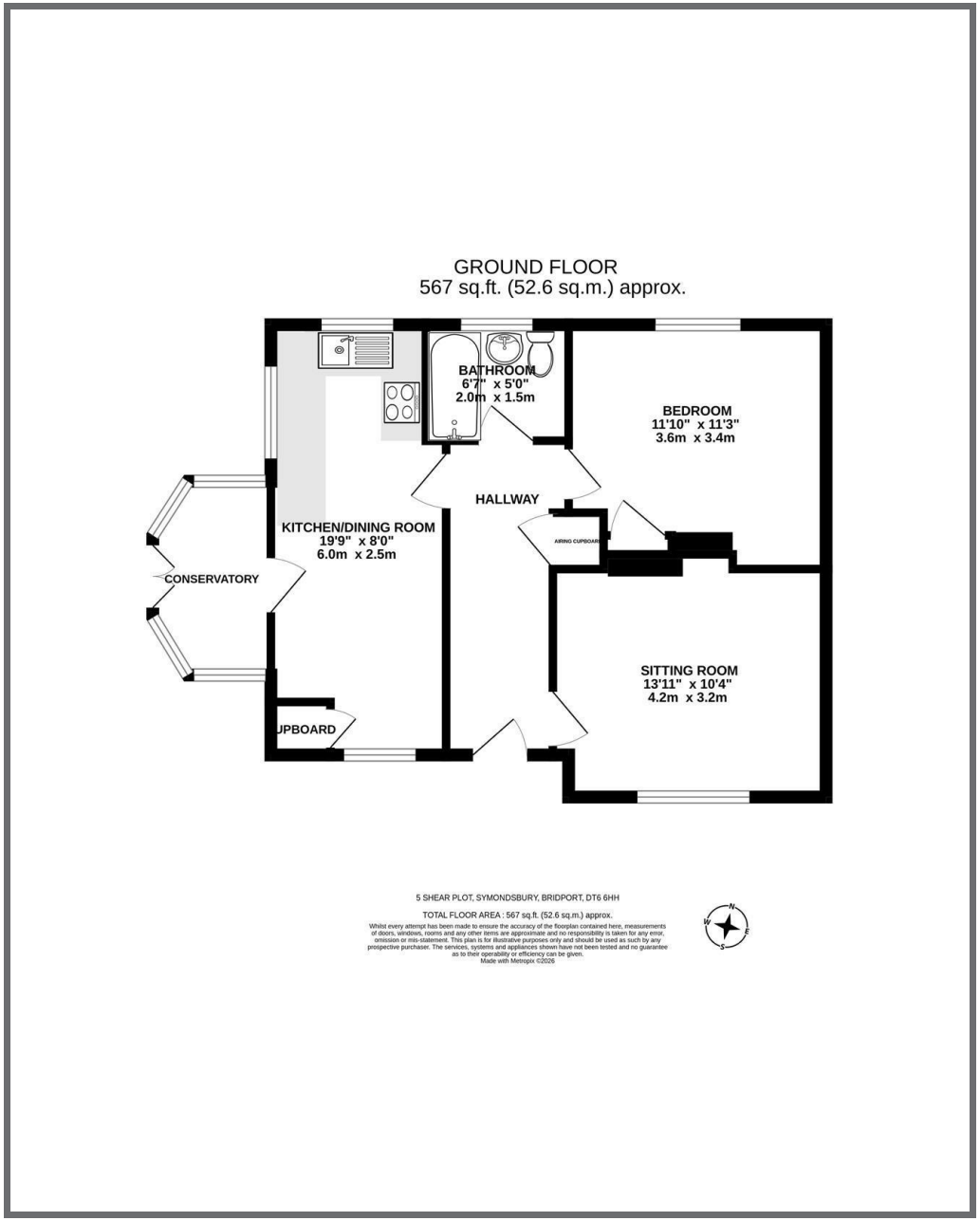
SITUATION
Symondsbury is a highly sought after picturesque village which is situated just a few miles from Bridport town centre and lies at the foot of the iconic local landmark Colmer's Hill. Within the village amenities include a primary school, a popular public house, church and the Symondsbury Estate where there are several independent retailers and a cafe. A broader range of excellent shopping, leisure, cultural and health care can be found in Bridport along with a leisure centre with a swimming pool and a twice weekly street market. The area is designated as one of outstanding natural beauty (AONB) with many fantastic walks being enjoyed from the village, as well as along the World Heritage Jurassic Coast, which is nearby at West Bay and Eype.

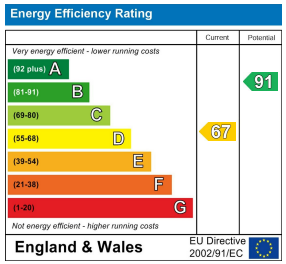
SERVICES
Mains water, electricity and drainage. Electric heating.
Broadband - Standard up to 21Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE and Three for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS
Strictly by appointment with Stags Bridport.

DIRECTIONS
From Bridport town follow West Street, taking the road ahead at the two mini-roundaouts to continue onto West Allington. Follow the road out of the town and turn right onto Duck Street, signed Symondsbury. Continue through the village and at the 'T' junction turn right, after a few hundred yards the entrance to Shear Plot is on the right.
What3Words///reclaimed.watched.swimmer

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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