

12, Vearse Close

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Bridport, Dorset DT6 5BE

Town Centre 1 mile. Jurassic Coast/West Bay 2 miles.

A very well presented and spacious end terrace house with driveway and enjoying far-reaching views to West Bay

- Attractive well appointed house
- 3 Bedrooms
- Utility/cloakroom
- South facing garden
- Peaceful location within easy reach of amenities
- Spacious 953sqft
- Living room, kitchen/diner, conservatory
- Lovely far-reaching views to the sea
- Driveway
- Freehold. Council Tax Band B

Guide Price £270,000

THE PROPERTY

12 Vearse Close is an attractive and spacious end terrace family house enjoying far-reaching town and country views to the sea beyond at West Bay. It was traditionally built in the 1970s, having brick faced elevations with low maintenance fascias/soffits.

The house is very well presented and offers many excellent modern amenities including gas-fired central heating, uPVC windows/doors, modern fitted kitchen with electric oven, hob, cooker hood and integrated fridge, fitted utility room/cloakroom, uPVC conservatory and modern bathroom with shower area and mains shower.

The spacious accommodation:

Ground floor - Entrance porch, reception hall with built-in store, utility room/cloakroom, living room, kitchen/dining room, conservatory.
First floor - Landing, 3 bedrooms, bathroom.

A further big special feature of the property is the adjoining driveway and attractive sunny, south facing, garden.







OUTSIDE
Adjoining side driveway/parking area with EV charger and external power points.

Small front garden, designed for low maintenance, with shrubs. Side pedestrian gate. Attractive enclosed south facing rear garden with large paved terrace, small lawn, raised beds with sleepers, timber shed and external power points.

AGENT'S NOTE
This is a former local authority property to which Section 157 of the Housing Act 1985 applies. The purchaser must be intending to use the property as a principal residence, subject to a formal application to Magna Housing Association (small fee applies).

SITUATION
The property is well located at the end of this popular and peaceful residential cul-de-sac, within easy reach of Bridport town and close to local schools, supermarkets and playing fields and the leisure centre. Within Bridport there is a broad variety of shopping and cultural experiences to suit all interests, including a popular twice weekly street market. The Jurassic Coast World Heritage Site is very nearby at West Bay and the immediate area is designated as one of outstanding natural beauty (AONB) with fantastic walking opportunities including the River Meadows to the town centre and West Bay.

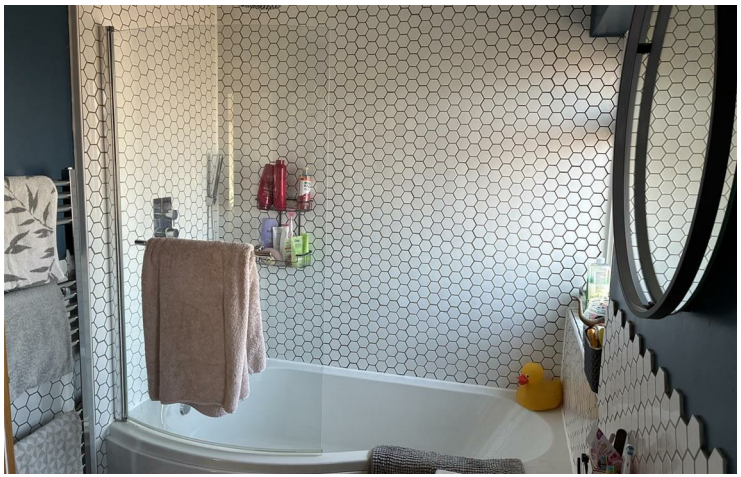
SERVICES
All mains services. Gas-fired central heating.
Broadband - Standard up to 14Mbps and Ultrafast up to 1000Mbps.
Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and outside and Three for voice and data services outside.
(Broadband and mobile 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).

RESIDENTIAL LETTINGS
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS
Strictly by appointment with Stags Bridport.

DIRECTIONS
From Bridport town centre follow South Street and at the traffic lights turn right, signed 'To the Leisure Centre'. Turn right into Alexandra Road then take the 1st left into Elizabeth Avenue. Take the 1st right into Coronation Road then turn left into Vearse Close. The property is found at the far end.
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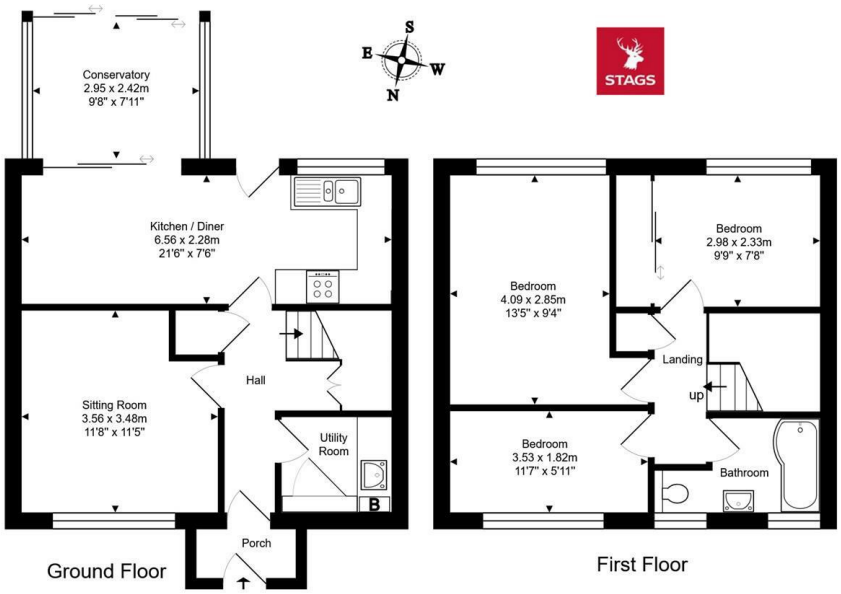






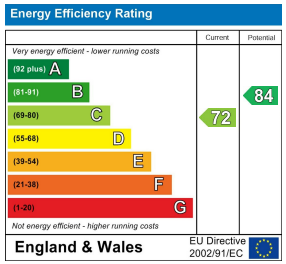
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





Total Area: 88.5 m² ... 953 ft²

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



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