

STAGS

32, Pine View

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, Bridport, Dorset DT6 5AE

Town Centre 0.5 mile. Jurassic Coast/West Bay 2 miles.

A newly upgraded and spacious terraced house in a very popular road within easy walking distance of the town centre

- Very spacious 763sqft
- 3 Bedrooms
- Well equipped kitchen/dining room
- Off-road parking potential, nearby garage
- No forward chain, priced for quick sale
- Newly refurbished and redecorated
- Living room, rear porch
- Sunny west-facing rear garden
- Town and open countryside very nearby
- Freehold. Council Tax Band B

Offers Over £255,000

THE PROPERTY

32 Pine View is a well presented and spacious terraced house enjoying a sunny west-facing rear garden and distant country views, in a very popular and well established residential area, within easy reach of the town. It was built in circa 1970 with brick and reconstituted stone-faced elevations.

The house enjoys a sunny east/west-facing aspect backing onto fields and enjoys distant country views of the surrounding hills including the well known viewpoint of Colmer's Hill. Under the current ownership, the house has been subject to a whole number of improvements and is very well presented.

The house benefits from a new roof (with 10-year guarantee) and the many excellent features include gas-fired central heating with recently updated boiler and most radiators, replacement uPVC sealed unit windows/doors, well equipped modern kitchen with gas hob (newly replaced), electric oven and cooker hood plus space for fridge/freezer, newly installed fully tiled bathroom with mains shower over and built-in wardrobes to the front bedroom. In addition, there is a modern consumer unit and low energy LED downlighters have been installed to the kitchen/dining room.

The accommodation has been totally redecorated together with new fitted carpets and vinyl floor coverings.

There is excellent potential for a rear extension/conservatory/garden room, subject to the usual consents.

The property is offered with the immense benefit of no forward chain.







OUTSIDE
There is a single garage nearby and on road parking.

The front garden has been designed for ease of maintenance and offers potential to create off-road parking, subject to any necessary consents.

The house is set well back and the front garden has been designed for ease of maintenance with gravelled and paved areas interspersed with a range of shrubs and featuring a palm tree. Adjoining outside store. The rear garden is fully enclosed, west-facing and, again, designed for low maintenance with paved areas and raised beds.

SITUATION
The town centre is within just 10 minutes' level walking distance and open countryside is also very nearby. Bridport is a thriving and historic market town with an excellent range of shopping, professional and business facilities together with an arts centre and leisure centre with swimming pool. There are also very popular primary and secondary schools. The immediate area is designated as an area of outstanding natural beauty (AONB).

The popular harbour and seaside resort of West Bay is very nearby with access to the beautiful World Heritage Jurassic Coastline and 18-hole golf course. Lyme Regis, Dorchester and Weymouth are all within about just 20-30 minutes' drive.

SERVICES
All mains services. Gas-fired central heating.
Broadband - Standard up to 15Mbps and Superfast up to 80Mbps.
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).

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 Stags' Bridport office proceed to the Town Hall and turn left into West Street. Continue over the two mini-roundabouts into West Allington before taking the 1st left into Mapperton Lane. Continue onto Pine View and the property is seen on the right.
What3Words///streaking.dreamers.ringers



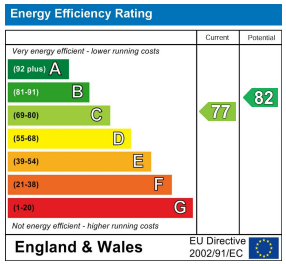




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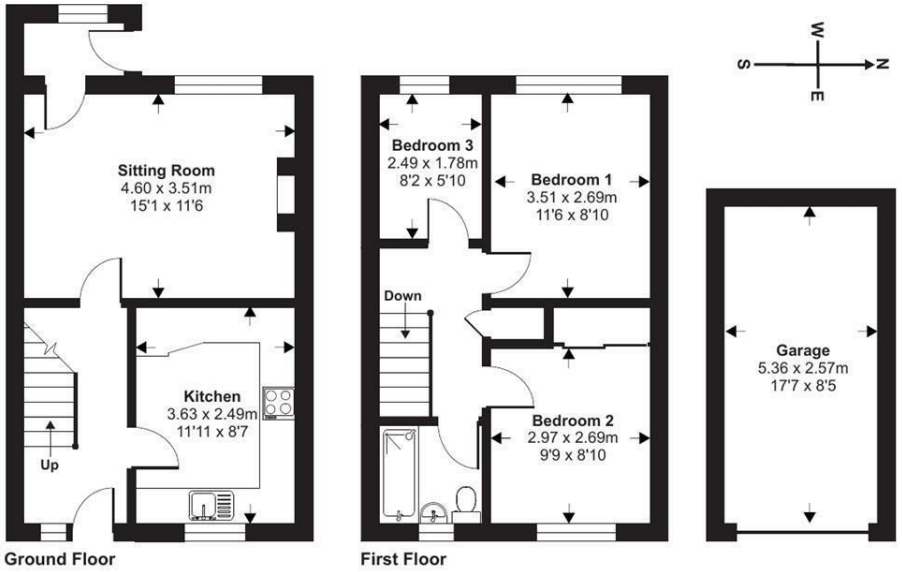


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01308 428000

Approximate Area = 763 sq ft / 70.8 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 917 sq ft / 85.1 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1195732