



20 Vearse Close



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Bridport, Dorset DT6 5BE

Town Centre 1 Mile Jurassic Coast 2 Miles

A spacious and well presented 3 bedroom home with stunning town and country views.

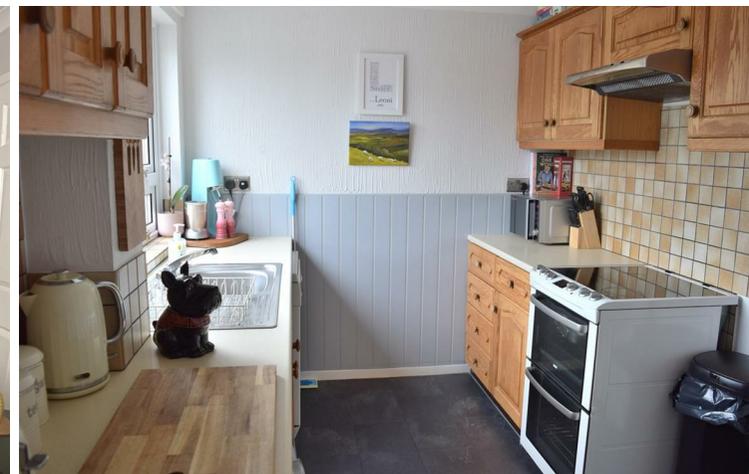
- Spacious Terraced Home
- Beautifully Presented Throughout
- 3 Generous Bedrooms
- 2 Reception Rooms and Conservatory
- Far Reaching Country Views
- Landscaped Rear Garden
- Freehold
- Council Tax Band B

Guide Price £300,000

THE PROPERTY

20 Vearse Close is a charming and spacious mid-terrace family home which enjoys stunning, far-reaching town and country views, taking in Colmers Hill from the rear. The property has been beautifully looked after and improved to an exacting standard including the addition of a ground floor cloakroom, cavity wall insulation and a conservatory to the rear, ideally placed to enjoy the glorious views.

The accommodation is well proportioned and beautifully presented throughout with a comfortable sitting room, a sociable kitchen/dining room, a cloakroom and the conservatory on the ground floor and three generous bedrooms and the family bathroom with a separate loo upstairs. There is ample storage throughout, including useful coat-and-shoe and under-stair cupboards off the entrance hall, built-in wardrobes in two of the bedrooms, a large landing cupboard and two cupboards within the bathroom.



OUTSIDE

20 Vearse Close enjoys a charming rear garden which is attractively arranged into shallow tiers, giving multiple opportunities to enjoy the views. Immediately adjoining the house is a paved and gravelled sun terrace, from which a few steps lead down to an established lawn and timber decking. The third tier provides a further sun terrace, and there is also a timber potting shed.

AGENTS 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 their principal residence, subject to a formal application to Magna Housing Association (small fee applies).

SITUATION

Vearse Close is a popular residential cul-de-sac which is located within easy reach of Bridport town centre and close to local schools, supermarkets and the sports centre. Within Bridport there is a broad variety of shopping and cultural experiences to suit all interests, including a twice weekly street market. The Jurassic Coast World Heritage Site is nearby at West Bay, and the local area is designated one of Outstanding Natural Beauty with fantastic walking opportunities.

SERVICES

Mains water, electricity and drainage. Night storage heaters

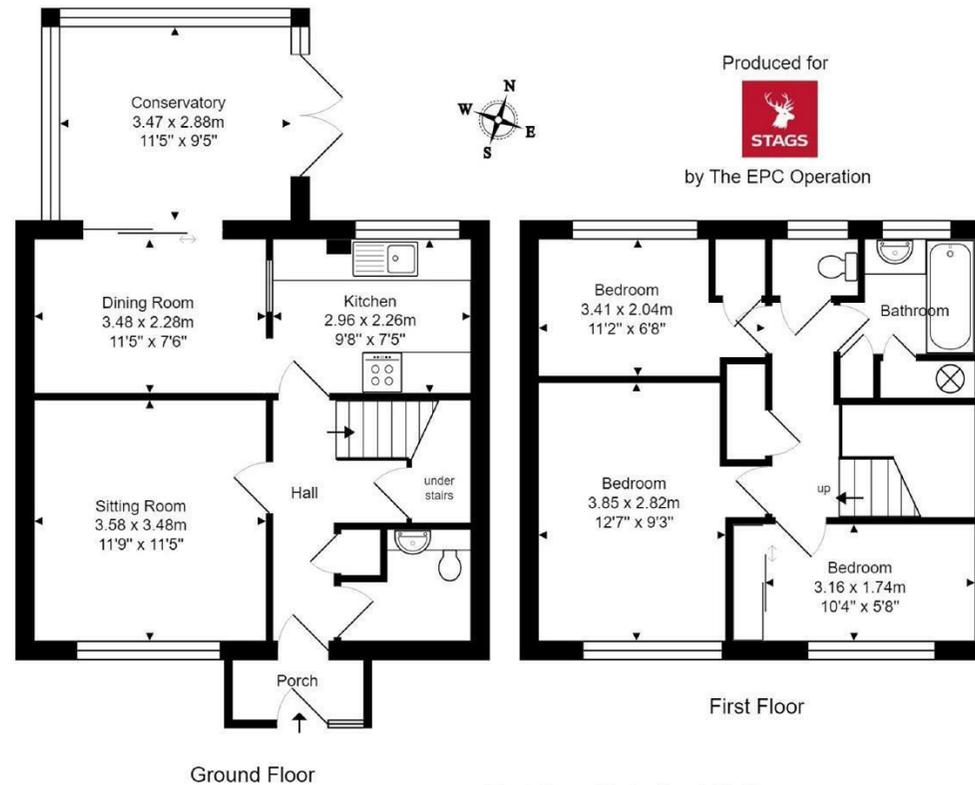
VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

From Bridport town centre follow South Street and at the traffic lights turn right, signposted to the Leisure Centre. After the turning into the Leisure Centre, turn right onto Alexandra Road then take the first left into Elizabeth Avenue. Take the first right into Coronation Road then turn left into Vearse Close. The property can be found on the right shortly before the end of the cul-de-sac.





Total Area: 92.1 m² ... 992 ft²
 Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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