

33 Barrowfield Close

Burton Bradstock BRIDPORT Dorset
DT6 4RH



Guide Price £260,000 Freehold

A well presented and updated 2 bed terraced house with easily maintained gardens and rear parking space in the renowned coastal village of Burton Bradstock with good village amenities close at hand



SITUATION: The property is located in an established residential cul-de-sac close to the heart of the coastal village of Burton Bradstock which benefits from 2 pubs, a primary school, Church, WI hall, fun recreational playground, village shop/post office and garage/convenience store. Situated within an area of Outstanding Natural Beauty, there is easy access onto footpaths across open countryside and to the coast at Hive Beach which also has a popular cafe/renowned restaurant. West Dorset Golf Club and the coastal resort of West Bay are also nearby.

There are good bus links to the vibrant market town of Bridport some 2 miles to the west and to Weymouth approximately 12 miles away where there is also a main line rail station.

THE PROPERTY comprises a terraced house built about 35 years ago featuring reconstituted stone elevations under a concrete tiled roof. It has been well maintained and updated over the years and is offered for sale with no forward chain.

Renovation has included replacement UPVC dark-wood effect double-glazed windows, new laminate flooring to the entrance hall, living room and both bedrooms. Kitchen and bathroom facilities have also been updated.

There is some scope for further improvement if required and potential for an extension to the rear, subject to any necessary planning permissions.

The garden is well enclosed and faces south and there is an off-road parking space immediately to the rear with access via the rear garden gate. There is an outdoor tap.

DIRECTIONS: From Bridport, take the B3157 Coast Road signposted to Abbotsbury and Burton Bradstock. On entering the village, take the first left turning into Charles Road, left again into Barrowfield Close. Continue for a few hundred yards and No 33 will be found on the left-hand side.

THE ACCOMMODATION affords:

ENTRANCE PORCH/HALL with uPVC double-glazed entrance door and side window providing additional natural light.

INNER HALL where the newly carpeted straight staircase with handrail rises to the first floor.

Door to and laminate floor extending into:

SITTING/DINING ROOM with corner fireplace of re-constituted stone with quarry tiled plinth and mantel shelf over and a window to the north. Recess under stairs and glazed internal door opening to:

KITCHEN/BREAKFAST ROOM well fitted with a comprehensive range of wood-effect serviceable units with complimenting worksurfaces comprising wall-mounted cupboards with base cupboards and drawers, a single drainer stainless steel sink unit with mixer tap and window overlooking the garden, 4-ring gas cooker with extractor hood over, plumbing for washing machine, upright pantry unit and integrated fridge, freezer and dishwasher. One wall unit houses the new gas combi boiler which provides the hot water and central heating. A part-glazed door leads to the rear garden.

FIRST FLOOR

LANDING with access trap to the roof space and built-in cupboard.

BEDROOM 1 (north) with a raised built in storage cupboard over the stair rise, adjoining recess ideal for creating a fitted wardrobe, two windows to the northerly aspects looking to the hillside, laminate flooring.

BEDROOM 2 faces south with a glimpse of the coastal path and also has laminate flooring.

BATHROOM has panelled bath with shower unit and screen over, pedestal wash basin and low level WC. Modern towel rail, obscure-glazed window to the south.

OUTSIDE

The front garden has gravelled areas planted with shrubs and small trees with a paved path leading to the front door. Parking is available on the road outside.

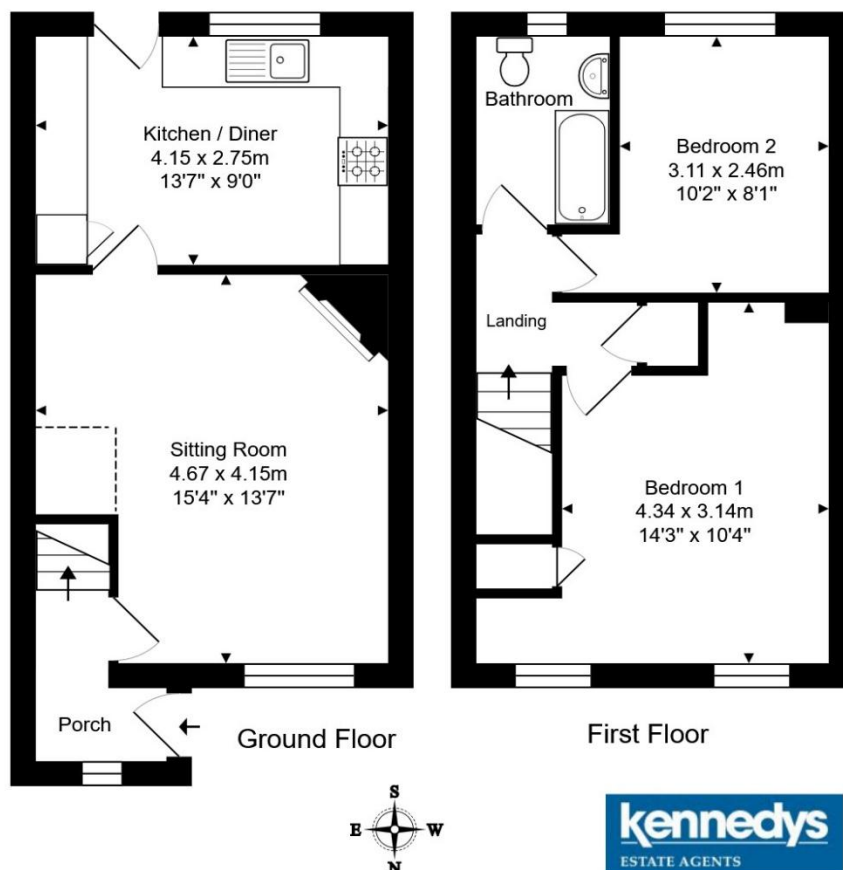
To the rear is a level and enclosed garden area, bathed in sunshine and providing a patio for sitting/eating out and edged with herbaceous borders. A wrought-iron gate leads to the adjoining gravelled **PRIVATE CAR PARKING SPACE**.

Replacement sensory lights have been fitted recently to the front and rear of the property.

SERVICES: Mains water, drainage, electricity and gas. Double-glazed windows and doors. Council Tax Band 'C'. Mobile and broadband coverage - see Ofcom website for up to date information.

TC/CC/KEA250030/22725

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Total Area: 64.0 m² ... 689 ft²

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



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