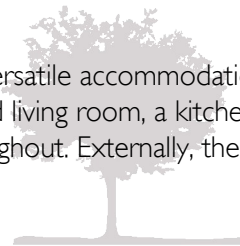




Cherry Tree, Bridport

This well-proportioned three-bedroom terraced home offers spacious and versatile accommodation, presenting an excellent opportunity for modernisation. Set within an area of outstanding natural beauty, the property features a bright and generously sized living room, a kitchen/dining room, and a conservatory that provides additional living space. There is also a shower room, a convenient ground floor WC, and ample storage throughout. Externally, the property benefits from generous front and rear gardens, offering plenty of outdoor space for relaxing, gardening, or entertaining. EPC rating F.

Offers in excess of £230,000



44 Cherry Tree, Bridport, DT6 5HQ

Situation

Situated within the vibrant market town of Bridport, within easy reach of a comprehensive range of amenities including shops, schools, leisure facilities, an Arts Centre, and the town's renowned twice-weekly market. Bridport is celebrated for its lively arts scene and excellent selection of independent retailers, cafés, and restaurants, along with practical amenities such as a health centre, hospital, dentists, leisure centre with swimming pool, and regular bus services. The stunning Jurassic Coast, a UNESCO World Heritage Site, lies close by, with the popular harbour at West Bay approximately 1½ miles to the south, offering attractive beaches, coastal walks, and a golf course, while the surrounding countryside and nearby riverside walks provide excellent outdoor pursuits. Dorchester, the county town of Dorset, is approximately 15 miles away and offers mainline rail links to London and the West Country, making this an ideal location for both full-time residence and a holiday retreat.

Entrance

A welcoming pathway leads through a charming, plant-filled front garden to the home's main entrance. A brick patio area adjoins the property, providing space for outdoor furniture, while a lawned area and planted borders complement the space. A part-glazed front door opens into a useful porch, which provides access to a storage room and, through a separate door, the entrance hallway.

Hallyway

The hallway provides access to all ground floor accommodation and benefits from two useful storage cupboards and a staircase rising to the first floor.

To the rear of the home is a convenient ground floor WC and, enhancing the home, is a conservatory. This versatile addition extends the living space and provides a peaceful spot to relax while enjoying views over the rear garden.

Lounge

To the front, the hallway grants access to the spacious, front-facing lounge, where a central coal effect, electric fireplace with exposed brick surround creates a cozy focal point. Whilst neutral tones complements the space.

Kitchen/diner

Moving through the property, the spacious open-plan kitchen and dining area is fitted with a variety of wall and base units, an integrated eye-level oven, an electric countertop 4-ring hob, and ample space for freestanding appliances. There is also room for a dining table and chairs.

Bedrooms

Upstairs, the landing leads to all three bedrooms, and the shower room. The principal bedroom is a large, comfortable double room facing the rear with its large window filling the room with natural light. While the second bedroom is another good-sized double that looks out over the front and benefits from a built in double wardrobe. The third bedroom is a comfortable single, ideal for a child's bedroom or a dedicated home office, also benefiting from storage space.

Shower room

All bedrooms are served by the shower room, comprising a step-in shower cubicle, a wash basin, and a toilet. The room is finished with lino flooring and part tiled walls.

Externally

Outside, the rear garden has been arranged for low-maintenance living and includes a patio area that can be accessed directly from the conservatory through double doors, making it ideal for outdoor seating and entertaining.

SECTION 157

This property is subject to a restrictive covenant under Section 157 of the Housing Act 1985 and its sale is restricted to ensure housing remains available to local people.

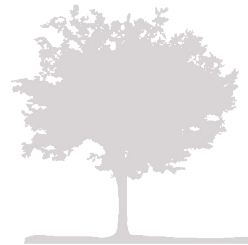
The property cannot be transferred to a new buyer without the formal, written consent of the Local Authority (or relevant Housing Association).

To satisfy the covenant and obtain the required Certificate of Consent, a prospective purchaser must typically prove that they have lived and/or worked continuously within the local county/designated area for a minimum of three years immediately prior to the application. (In the case of joint purchasers, usually only one applicant needs to fulfill this requirement).

Properties subject to Section 157 must be occupied as the buyer's sole or principal residence. They cannot be purchased as a second home, holiday home, or standard commercial buy-to-let investment.

Some mortgage lenders place restrictions or specific criteria on properties with a Section 157 covenant. Prospective buyers requiring finance are urged to verify lender appetite early in the process.

Prospective purchasers are strongly advised to check their eligibility with the Local Authority and seek independent legal advice regarding the Section 157 application process before making an offer or incurring financial costs.



EPC Rating

This property currently has an Energy Performance Rating of F.

Under current UK legislation (specifically the Domestic Minimum Energy Efficiency Standard Regulations), properties with an energy efficiency rating of F or G face specific legal restrictions regarding new or existing tenancies.

For Owner-Occupiers: There is currently no legal restriction on purchasing or living in an F-rated property as an owner-occupier. However, the property may benefit from energy efficiency improvements to reduce running costs and environmental impact.

For Buy-to-Let Investors / Landlords: It is currently unlawful to grant a new tenancy or continue an existing tenancy for a domestic property with an EPC rating below E, unless a valid exemption has been formally registered on the PRS Exemptions Register.

Prospective purchasers are strongly advised to review the full Energy Performance Certificate and seek independent advice regarding the costs, feasibility, and potential legal requirements of upgrading the property's energy efficiency prior to exchanging contracts.

Services

Mains electricity, water and drainage are connected.

Electric central heating with a hot air system.

Broadband and Mobile Services

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>

Local Authorities

Dorset Council,
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

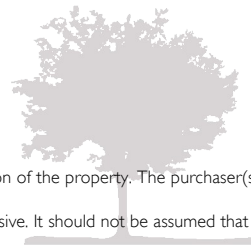
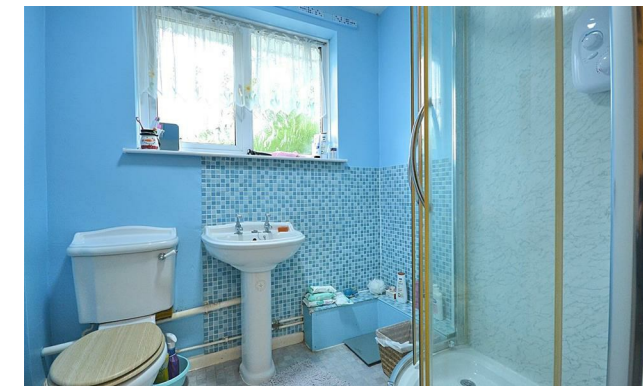
Council tax band B

Stamp Duty

Stamp Duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this:

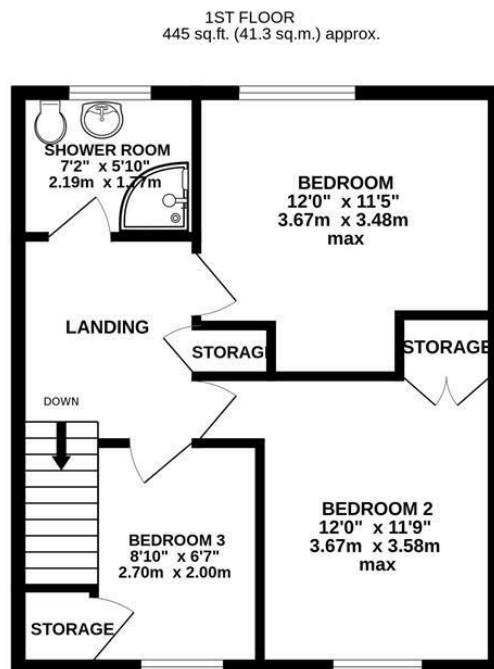
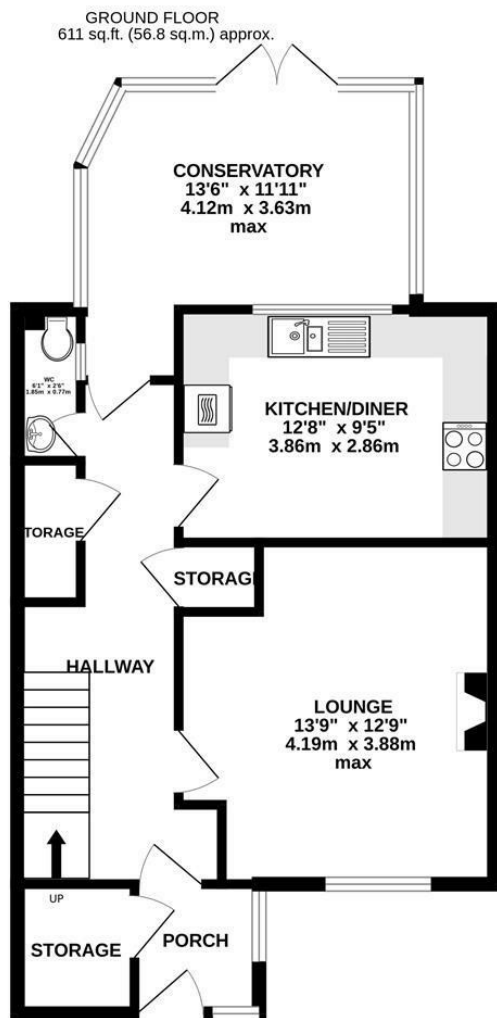
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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