



St. Ronans Court
Bridport
£479,950

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This delightful three-bedroom semi-detached home is built by the highly regarded C.G. Frys. Arranged over two floors, the well-proportioned accommodation includes two welcoming reception rooms, a well-appointed kitchen, utility, ground floor WC, an en-suite to the principal bedroom and a family bathroom. The property also benefits from a garage with a remote-controlled up-and-over door with power and light, and one allocated parking space. To the rear, there is a private garden featuring a versatile studio/office space with power and light. EPC Rating C.

The property is ideally situated in an Area of Outstanding Natural Beauty and sits on the outskirts of the charming market town of Bridport. Nearby is the Rise Market and Bakery and rural walks.

Bridport town offers an excellent range of amenities including shops, businesses, Arts Centre, church and library. Bridport is well known for its popular twice weekly market and other facilities include health centre, hospital, dentists, leisure centre with swimming pool together with local bus services. Within a short distance of the property are a number of attractive riverside walks and access to open meadows. The popular coastal village of West Bay is approximately 1½ miles to the south, where there is an attractive harbour, bathing beaches and 18-hole golf course. The beautiful coastline, which has been deservedly bestowed 'World Heritage' status, and the surrounding countryside offer a plethora of walking opportunities. Dorchester, the country town of Dorset, is about 15 miles with main line rail service to London and the West Country.



A mature front garden space leads you to the entrance of the property where a storm porch is framed by a beautifully mature climbing plant. A part-glazed door opens into the entrance hall, finished with attractive tiled flooring that continues into the conservatory and dining room. The dining room offers a versatile space, filled with natural light from a front aspect window and decorated in soft pastel tones to complement the flooring.

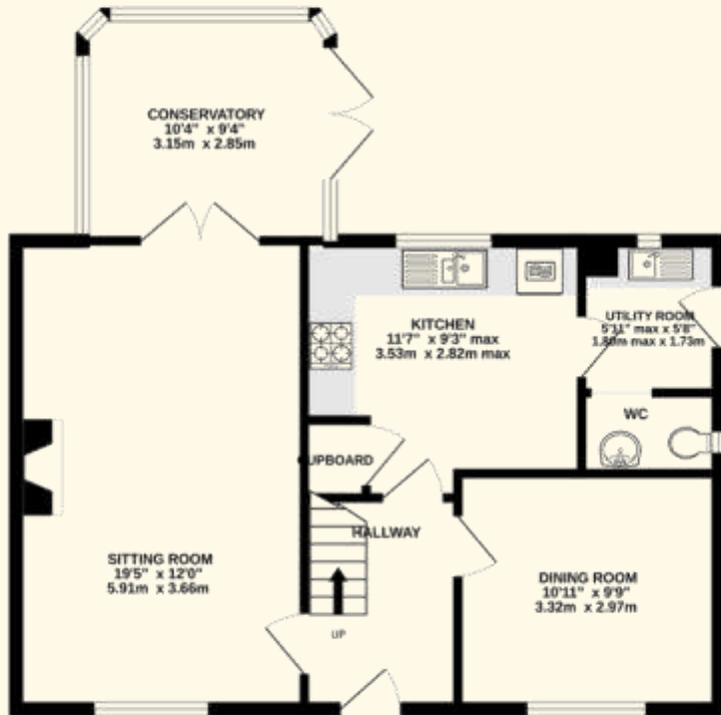
The spacious, dual-aspect sitting room is light and inviting, featuring a gas fire with stone surround and French doors leading into the conservatory. This generously sized space extends the living area, with a Victorian-style glass roof, wooden-effect shelving, and double doors to the garden.

The kitchen is fitted with a range of wall and base units with work surfaces over, including a one-and-a-half bowl white Vitreous sink and mixer tap beneath a garden-view window. Integrated appliances include an eye-level double oven and a four-ring gas hob with extractor, finished with splashback surround and tiled flooring. There is space for a fridge-freezer and access to the understairs cupboard housing the consumer unit. A utility room provides space and plumbing for a washing machine, access to the ground-floor WC, and a secondary door to the garden.

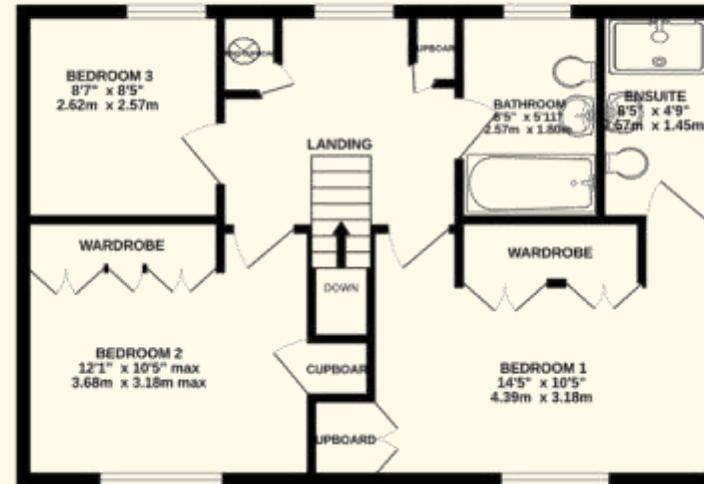
On the first floor the bright and attractive landing leads to the bathroom, an airing cupboard housing the water cylinder, and three bedrooms—two generous doubles with excellent fitted storage and a smaller third bedroom. The principal bedroom features an en-suite with shower, WC, and basin, finished with tiled splashback and floor-to-wall tiling.

Externally, the property enjoys a beautifully landscaped rear garden stocked with a plethora of mature plants and flowers. There is a detached fully insulated, versatile studio/office room fitted with lighting and power, an ideal space for a peaceful retreat.

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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Agent Notes:

There is a right of way for all neighbouring properties to access garage and parking.

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Services:

Mains electricity is connected.
Gas central heating.

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>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is D

Flood Risk:

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

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