



Symonds
& Sampson

44 Magdalen Lane
Bridport, Dorset

44 Magdalen Lane

Bridport
Dorset DT6 5AB

This three bedroom terrace house is conveniently located close to Bridport town centre.



- No onward chain
- Garage in a block
- Close to amenities
 - Extended
- Well presented

Guide Price **£265,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The front door leads into an entrance hallway with stairs rising to the first floor and access to all ground floor accommodation. The kitchen is at the front of the house with a good variety of floor and wall mounted units and an integral electric oven and gas hob with extractor hood over, with space for additional appliances. The extended lounge/dining room is at the back of the house with a sliding door leading to the garden at the rear. This spacious room has plenty of space to accommodate a dining and sitting area, and benefits from built in shelving units.

Upstairs there are three bedrooms, two double rooms and a comfortable single with the double bedroom to the back enjoying views towards Allington Hill. The bedrooms are served by a bathroom with a white suite comprising of a WC, basin and shower over bath.

OUTSIDE

To the front of the property there is a low maintenance area of garden with gravel and paving, some hedging and a useful outside cupboard which also houses the new boiler. The rear garden is accessed via the living room. Stone steps lead down to a paved patio area ideal for outside dining, with further steps down to a grass lawn with perennial shrubs and planting on both sides. There is a good sized storage shed with power and lighting. A

pathway to the rear allows shared access to the garage block where there is also an additional dedicated parking space for number 44 and on-street parking is also available.

SITUATION

The property lies on the South Western edge of the town, with easy access to all the facilities. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words:///dart.apart.array

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

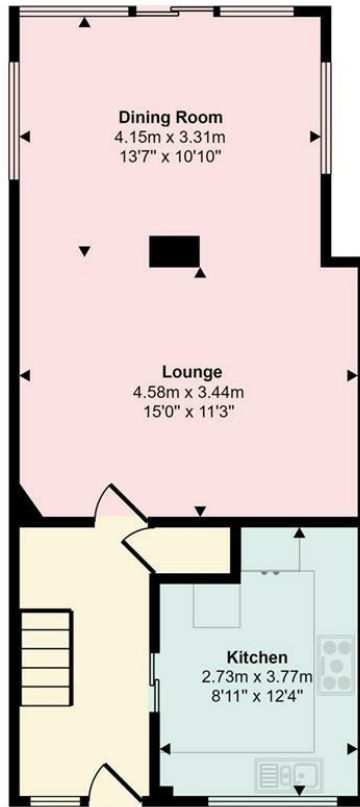
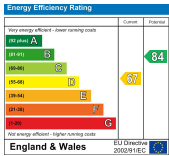
EPC: D

LOCAL AUTHORITY

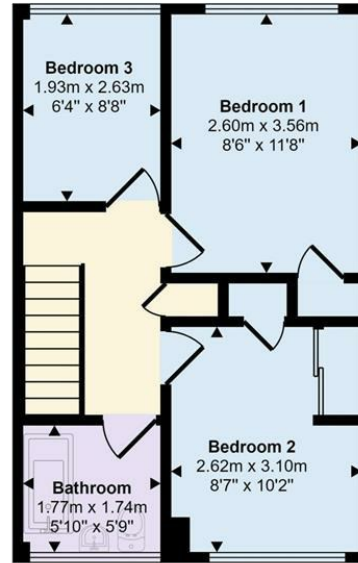
Dorset Council - 01305 251010

Tax Band: B





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



BRI/DM/10072026REV



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.