



2

Hibernia Place, Bridport

# 2

Hibernia Place  
Bridport  
DT6 5FP

Beautifully presented four bedroom five year old townhouse a walk to the town centre.



- Walking distance of the town centre
- 2018 build with building guarantee
  - Beautifully presented
    - Gardens
- Two allocated parking spaces

Guide Price £425,000  
Freehold

Bridport Sales  
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## DWELLING

2 Hibernia Place forms part of an attractive terrace of houses that were built in 2018. The property is in excellent decorative order, has all the cost saving and insulation advantages one would expect of a contemporary property. It provides off street parking and is just a short walk to Bridport town centre.

## ACCOMMODATION

The property is conventionally arranged around a hallway to the front with a cloakroom off. To the front of the house there is an attractive sitting room with a bay window to one end. To the rear there is a kitchen/dining room with a kitchen area to one side fitted with a comprehensive range of floor and wall mounted units and cupboards with an integrated ceramic hob and electric oven. To the other end there is substantial dining area with double opening doors onto the gardens behind. All of the downstairs, with the exception of the sitting room, is laid with Karndean LVT (Karndean Luxury Flooring) planks with underfloor heating. Upstairs, there is a spacious landing off which there are four good bedrooms, the principal of which has an ensuite shower room and a built-in double wardrobe with the three remaining bedrooms sharing a family bathroom with a shower over the bath. The property is in excellent

decorative order throughout, has UPVC double glazing and gas fired central heating.

## OUTSIDE

To the front, there are two designated parking spaces for the property with to one corner a bin store for the development. There is a small wall and fence enclosed garden to the front laid to gravel and bisected by a path that leads up to the front door. The gardens to the rear are south and west facing with a paved terrace immediately to the rear of the property, giving way to an area of lawn enclosed by timber fencing. The bank above the garden is also owned by the house and is left wild for the most part.

## SERVICES AND LOCAL AUTHORITY

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

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good outdoors but limited indoors.

Dorset Council 01305 251010.

Council tax band D.

EPC: B.

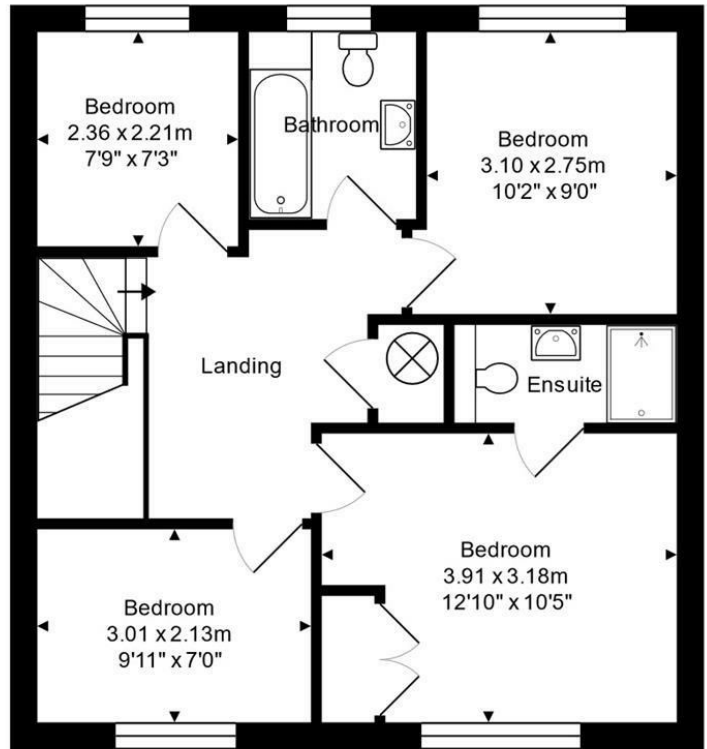
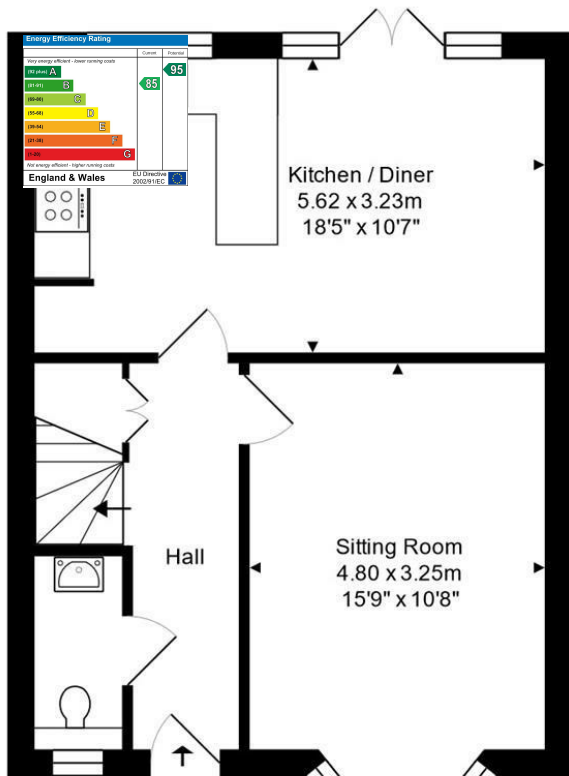
## AGENTS NOTE

The communal parts of the property to the front of the house taking in the driveway, the bin store and the parking are owned by all 6 properties and there is a monthly service charge of £30.

## DIRECTIONS

What3Words///caressing.crowbar.pasting





Total Area: 97.0 m<sup>2</sup> ... 1044 ft<sup>2</sup>  
 Not to scale. Measurements are approximate and for guidance only.



Bridport/DME/100924



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