

Axminster Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



13, Glebe Close, Abbotsbury, Dorset DT3 4LD
55% Shared Ownership £154,000 - Leasehold



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Offered with no onward chain and on a shared ownership basis, this two-bedroom cottage is situated in the desirable village of Abbotsbury.



Property Details

- 55% share of ownership for sale
- Two double bedrooms
- Village location
- Garden to the rear
- Subject to Section 106

THE PROPERTY

A two-bedroom terraced cottage located in the popular village of Abbotsbury which lies between the popular market town of Bridport and Weymouth.

The property comprises of an entrance porch leading to a spacious living room benefitting from open fire and two front aspect windows. A door leads through to a kitchen/diner which features white base and wall units with an exposed wooden effect worktop with space for freestanding appliances. From the kitchen, the garden room can be accessed, offering a number of rear aspect windows and an external uPVC door leading to the back garden.

From the porch a staircase leads to the landing, from which the bathroom and two double bedrooms can be reached. The bathroom comprises of a rear aspect window, built in airing cupboard with water tank and a white suite comprising of a bathtub with electric shower over, a handwash basin and a WC. Bedroom two is a double room which overlooks the rear of the property with a window overlooking the back garden. Bedroom one also offers ample space for a double bed and faces over the front of the property with a window overlooking the street, and further benefits from a built-in wardrobe.

The sunroom leads out onto an enclosed rear garden which features a patio area leading to a space which is laid to lawn with a footpath which also edges on to a flower border. This leads to a further patio area which is current housing a wooden shed, with a gate to the rear of the garden.

SITUATION

Glebe Close enjoys a tucked away location on the outskirts of the popular picturesque village of Abbotsbury, which sits on the Jurassic Coast between Bridport and Weymouth. There are local convenience stores and public houses within the village, and local buses run to nearby Weymouth and to Bridport.

PROPERTY TENURE

Shared Ownership Leasehold

Please note a Section 106 agreement applies to this property. Potential buyers will only qualify if their place of origin or currently reside within the parish of Abbotsbury.

INFORMATION

Heating Type: Electric heating – room heaters & storage

Construction Type: Traditional with slate roof.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is likely indoors and outside. (Ofcom Data)

Parking: On Street

Lease information: We are advised that there are 93 years remaining on the lease and that there is an assured monthly rent of £97.79 and an additional monthly charge of £55.80 to be paid to Stonewater.

SERVICES

Mains electricity, Gas, Water and drainage.

Council Tax Band: B (Dorset Council)

EPC: D (68)

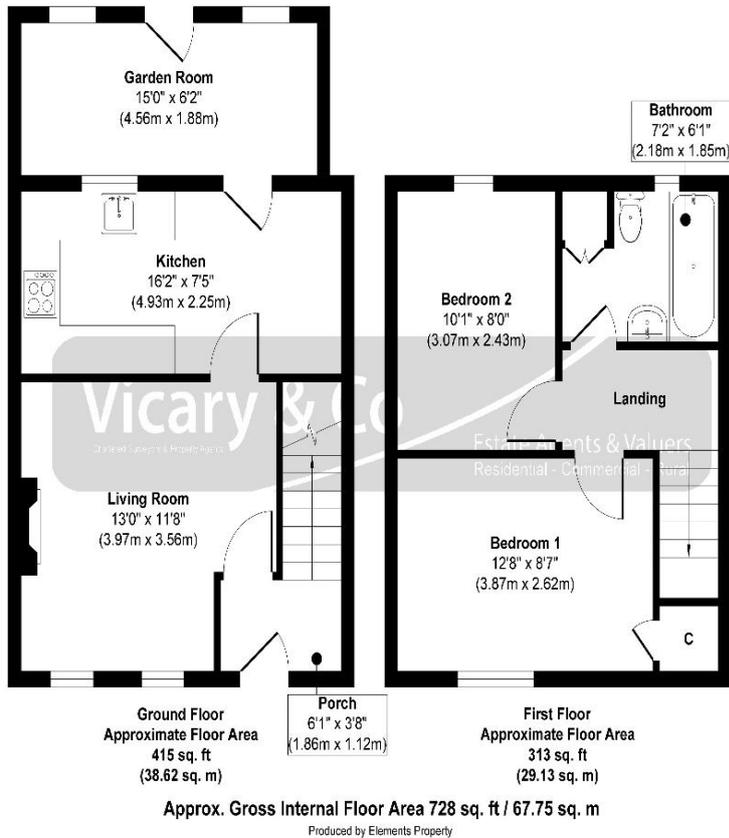
VIEWINGS

Strictly by appointment only with Vicary & Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Glebe Close, Abbotsbury, Weymouth, Dorset, DT3 4LD



Important Information:
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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