



South Lawns
Bridport



This well-presented and refurbished, detached bungalow enjoys an elevated position with views over the Bridport Town. The good-size accommodation comprising of an open-plan living area, conservatory, three bedrooms and modern bathroom. Externally, there is an attractive rear garden with purpose-built home office, garage and driveway. EPC rating D.

Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, twice weekly market and fantastic reputation for quality local food and art. Within the town's boundary also lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline. Local facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.



A porch area creates space to decant and store outdoor wear and provides access to the property's hallway. The hallway offers two useful cupboards, one in which houses the boiler.

The tastefully fitted open-plan living space features a dual aspect with the kitchen area being fitted with a range of wall and base level units with composite worksurfaces over and central island providing a 'breakfast bar' area. Integral appliances include a 'Neff' four-ring induction hob with extractor hood over, a double oven, fridge-freezer and dishwasher. There is ample space for a dining table and chairs and sofa.

The conservatory adds further living accommodation to the property and is accessed via bedroom two. A single door provides direct access to the garden.



There are three bedrooms at the property, two double in size with bedroom one further benefitting from a fitted wardrobe with sliding doors.

The modern bathroom is furnished with a pedestal wash hand basin, low-level WC, walk-in shower and panel enclosed bath with shower attachment. The room is finished with fully-tiled walls and wood-effect flooring.

Externally, there is a lawned garden to the rear with a raised patio area creating an ideal space for entertaining. There are raised flower beds throughout the garden and a purpose-built home office with under-floor heating, power and light. The home additionally benefits from a drive providing ample off-road parking and a single garage.



GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.

Room Dimensions:

Kitchen/Sitting/Dining Room	6.22m x 4.95m (20'05" x 16'03")
Conservatory	3.38m x 2.21m (11'01" x 7'03")
Bedroom One	3.18m x 3.12m (10'05" x 10'03")
Bedroom Two	3.30m x 3.00m (10'10" x 9'10") max
Bedroom Three	2.62m x 2.01m (8'07" x 6'07")

Local Authorities:

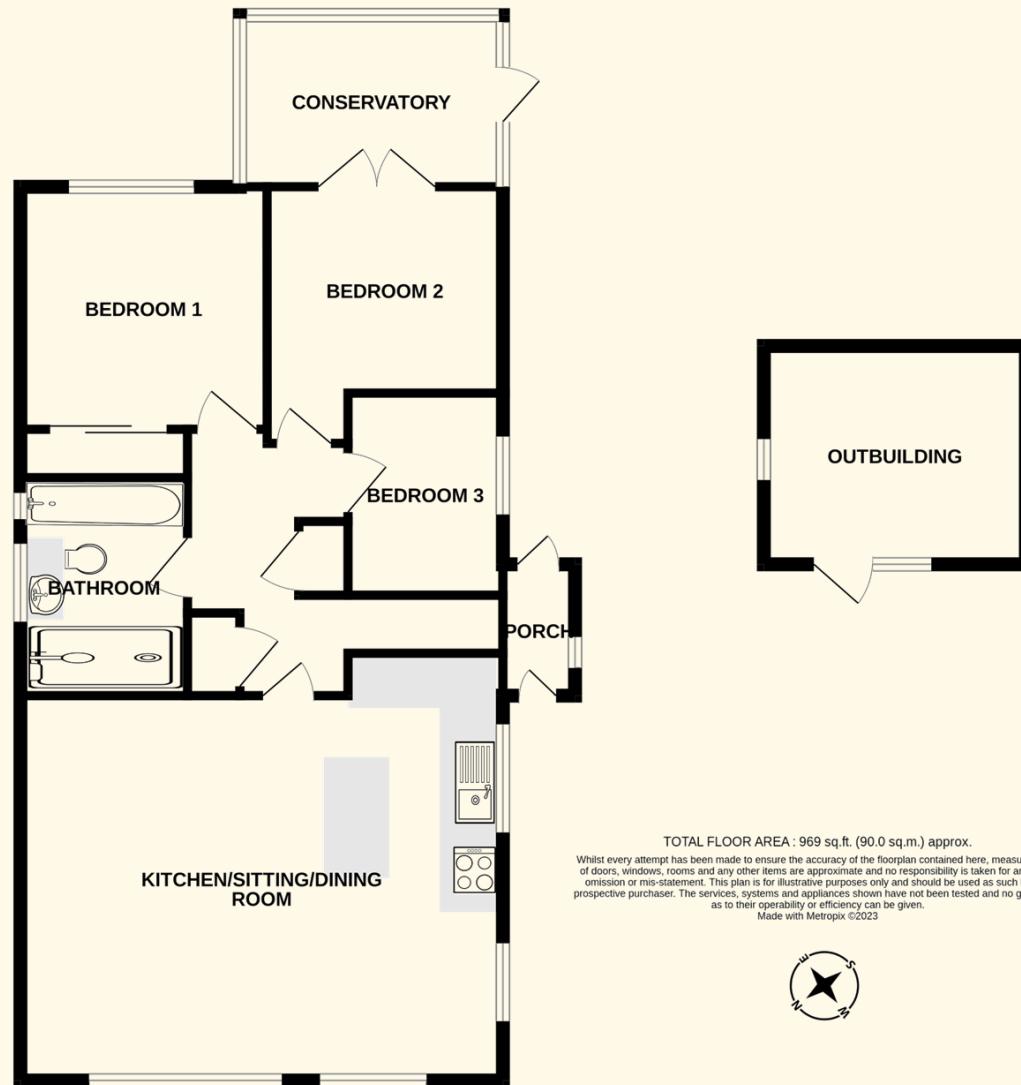
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

We are advised that the council tax band is D.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

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 : 969 sq.ft. (90.0 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 guidance 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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