



Brit View Road
Bridport
£496,500



OFFERED WITH NO FORWARD CHAIN and found in an area of outstanding natural beauty, This beautifully presented detached bungalow in Bridport offers bright and spacious accommodation including a useful porch, a welcoming entrance hall, a sizeable living room/diner that spans the length of the home, a fully equipped kitchen, a conservatory, two comfortable double bedrooms, a family bathroom, a separate WC, an attached single garage, a long driveway providing ample off road parking, and an expansive south-west facing rear garden with stunning open field views. EPC rating is D.

Situated within the vibrant market town of Bridport, within easy reach of a comprehensive range of amenities including shops, schools, leisure facilities, an Arts Centre, and the town's renowned twice-weekly market. Bridport is celebrated for its lively arts scene and excellent selection of independent retailers, caf  s, and restaurants, along with practical amenities such as a health centre, hospital, dentists, leisure centre with swimming pool, and regular bus services. The stunning Jurassic Coast, a UNESCO World Heritage Site, lies close by, with the popular harbour at West Bay approximately 1   miles to the south, offering attractive beaches, coastal walks, and a golf course, while the surrounding countryside and nearby riverside walks provide excellent outdoor pursuits. Dorchester, the county town of Dorset, is approximately 15 miles away and offers mainline rail links to London and the West Country, making this an ideal location for both full-time residence and a holiday retreat.



Approached via a generously sized driveway that provides plenty of off-road parking and set back from the road, multiple steps flank a neat lawn on either side, leading you into the porch, perfectly suited for hanging coats. Stepping inside, you are greeted by a spacious and welcoming entrance hall complete with attractive, wood-effect flooring that flows beautifully through to the main living areas, a useful storage cupboard, and a separate WC.

The heart of the home features an exceptional open-plan lounge and dining space centered around a cosy fireplace. This beautifully presented, bright room offers an abundance of natural light and frames beautiful, far-reaching countryside views, making it an ideal setting for hosting. Sliding doors from the dining area open directly into a generously sized conservatory, creating a seamless indoor-outdoor living and providing a tranquil spot to relax. Adjacent to the living space is a well-appointed kitchen boasting an integrated oven and an electric four-ring hob, alongside plentiful cupboard space and dedicated room for a washing machine, dishwasher, and fridge/freezer. A convenient rear door from the kitchen also grants direct access into the conservatory.

An archway from the main living area guides you to the two excellent double bedrooms and the main bathroom. The primary bedroom enjoys a peaceful rear aspect overlooking the garden, featuring a charming bay window and built-in wardrobes that discreetly house the property's boiler. The second double bedroom enjoys equally stunning views. Serving both bedrooms is a fully tiled family bathroom complete with a panel enclosed bath and overhead shower attachment, a washbasin and a WC. Outside, the property truly shines with a magnificent south-west facing rear garden that overlooks rolling open fields. This outdoor haven features a lovely patio area for seating, secure hedge borders, and convenient side path access via a secure gate.

Flood Risk:

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

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

Services:

Mains electricity, water and drainage are connected.

Gas central heating.

Mobile & Broadband:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>.

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

Council Tax Band E

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

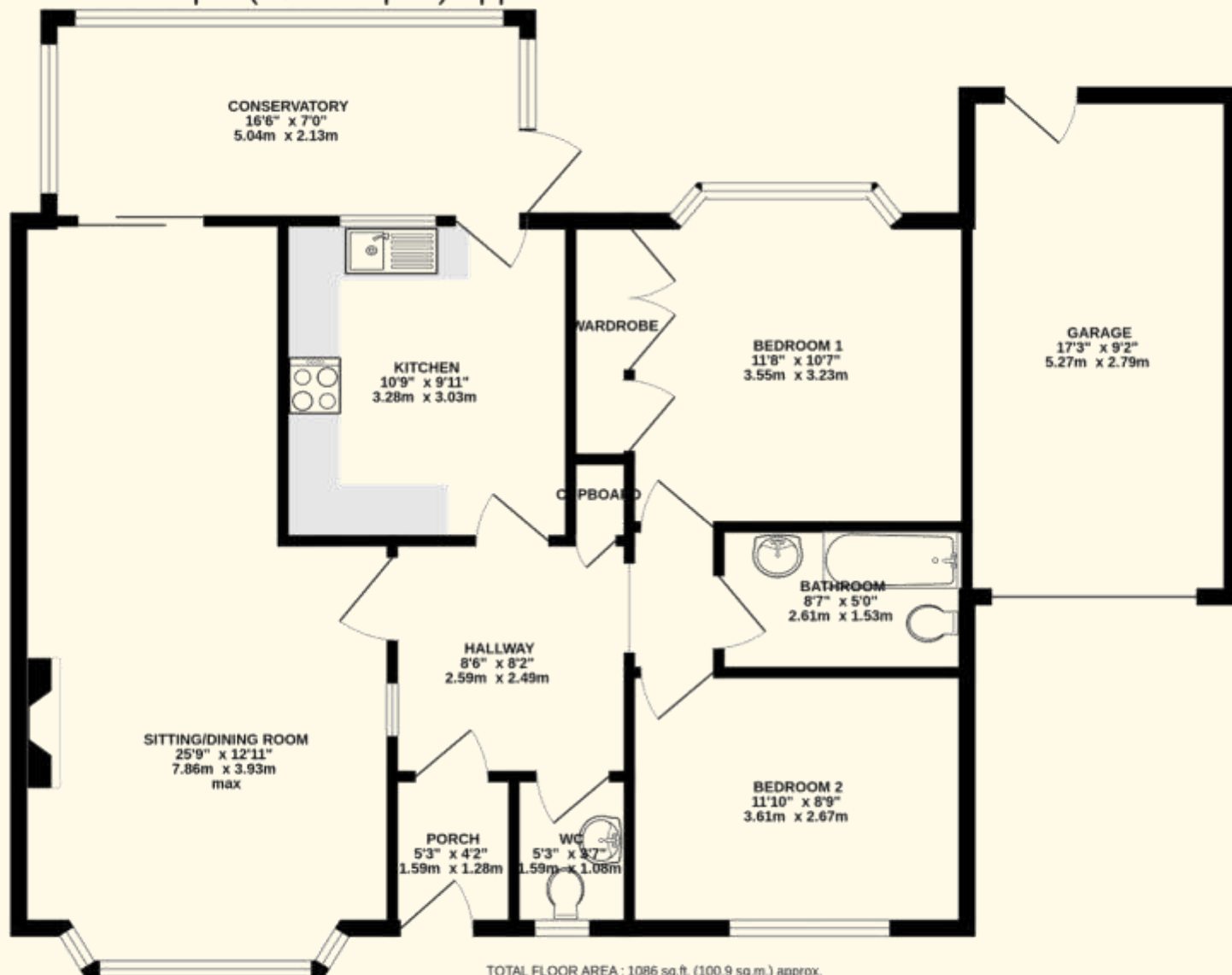
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro>

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.

GROUND FLOOR

1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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