



## Pasture Way, Bridport

Asking price £350,000

Offered with no forward chain, this two-bedroom, semi-detached bungalow presents a fantastic opportunity to acquire a bungalow positioned in a popular and convenient residential area of Bridport. While the home is well-proportioned, it requires some modernisation throughout, making it an ideal project for those looking to put their own stamp on a property. Accommodation includes a conservatory, principal bedroom, bedroom/dining room, kitchen, reception room and bathroom. Externally there are a front and rear gardens, a single garage and off-road parking for multiple vehicles. EPC rating TBC.



## Situation

Pasture Way is 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, cafés, 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 ½ 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.

## Key Features

Set within an area of outstanding natural beauty this property offers good-sized accommodation including a primary bedroom and a flexible second bedroom/dining room.

A front door opens onto a central hallway offering storage and doors to the property's accommodation.

The front aspect reception room is bright and spacious and a door leads through to an internal hallway.

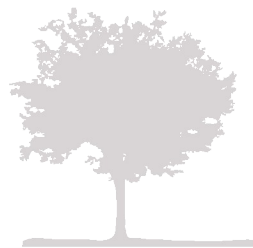
The kitchen/diner is equipped with a range of base and wall-mounted units with worksurface over. Space is provided for kitchen appliances. A side door leads to a porch, offering a useful space to decant and store outdoor wear.

Bedroom one is a spacious double bedroom overlooking the rear garden.

The dining room / bedroom 2 offers versatility with direct access to the rear conservatory which overlooks the rear garden.

The modern shower room features a walk-in shower, wash hand basin and low-level WC both set within a modern vanity unit.

Externally, at the front of the property, there is an ample driveway leading to a single garage set behind double gates. To the side of the drive is a lawned area bordered by mature plants and a path leads to the front door. To the rear, there is a generous enclosed garden primarily laid to lawn with a variety of mature shrubs and trees, offering a private outdoor space.



### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band C.

### Mobile and Broadband

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

### Services

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

### Flood Risk

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

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

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.  
Please visit the below website to check this.

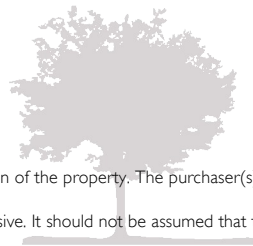
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



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**  
807 sq.ft. (75.0 sq.m.) approx.

TOTAL FLOOR AREA: 807 sq.ft. (75.0 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 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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