



PARKERS

01305 340860

Independent Property Consultants and Valuers



## Maple Gardens, Bridport

This delightful three bedroom detached bungalow is favourably situated in Maple Gardens, enjoying an elevated position offering wonderful views across Bridport and the surrounding countryside. The property boasts light and spacious accommodation comprising a generous sitting/dining room, a well-appointed kitchen, a tastefully fitted bathroom and a conservatory, which enjoys far reaching countryside views towards Colmers Hill. In addition, the property benefits from a beautifully landscaped rear garden with decking area, as well as a garage, an office with adjoining store, and a timber shed. EPC rating D.

Price guide £465,000

## Situation

This property is located in Maple Gardens, which is within walking distance of Bridport town centre. Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, 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 comprehensive shopping facilities, 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. Direct train services to London Waterloo and Bristol Temple Meads run from the County Town of Dorchester, located 15 miles east.

## Key Features

### Key Features:

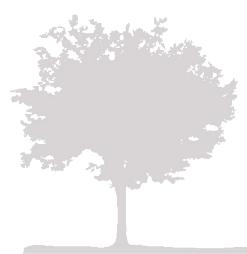
The property boasts light and spacious living accommodation comprising a galley-style kitchen/breakfast room with integral oven and hob, and a generous sitting/dining room with feature central fireplace housing a wood burning stove. A conservatory provides additional living accommodation whilst taking full advantage of the lovely outlook onto the garden. There is also a utility/storage area running down the side of the house.

There are three bedrooms with the principal bedroom enjoying a rear aspect over the garden and benefiting from mirrored built-in wardrobes.

The bathroom is tastefully fitted with a contemporary suite comprising a low-level WC, a wash hand basin, a panel enclosed bath and a separate shower cubicle.

Externally, the property lies on a good-size plot and boasts a beautifully landscaped westerly facing rear garden which features a variety of mature plants and shrubs. The garden is terraced and includes a generous area of decking abutting the property that provides the perfect space for al-fresco dining.

The property also benefits from an insulated outdoor office with adjoining store, a garage with up and over door, and a driveway providing off-road parking.



## Room Dimensions

Sitting Room: 16'6 x 12'7 (5.03m x 3.84m)  
Kitchen: 16'06 x 7'07 (5.03m x 2.24m)  
Conservatory: 14'00 x 9'00 (4.27m x 2.31m)  
Master Bedroom: 14'3 x 10'03 (43.91m x 3.02m)  
Bedroom Two: 12'10" x 9'11" (3.91m x 3.02m)  
Bedroom Three: 8'11" x 7'11" (2.72m x 2.41m)  
Bathroom: 6'05 x 5'06 (1.96m x 1.68m)  
Outside  
Garage: 18'0" x 8'06" (5.05m x 2.06m)  
Office: 11'05" x 7'00" (3.05m x 2.14m)  
Store: 7'00 x 5'02" (2.14m x 1.06m)



## Services

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

## Local Authorities

Dorset Council,  
South Walks House, South Walks Road,  
Dorchester  
DT1 1UZ

Tel: 01305 211970

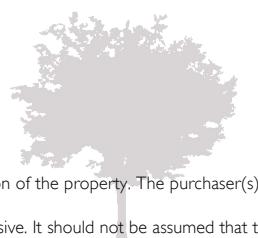


We are advised that the council tax band is D.

## Viewings

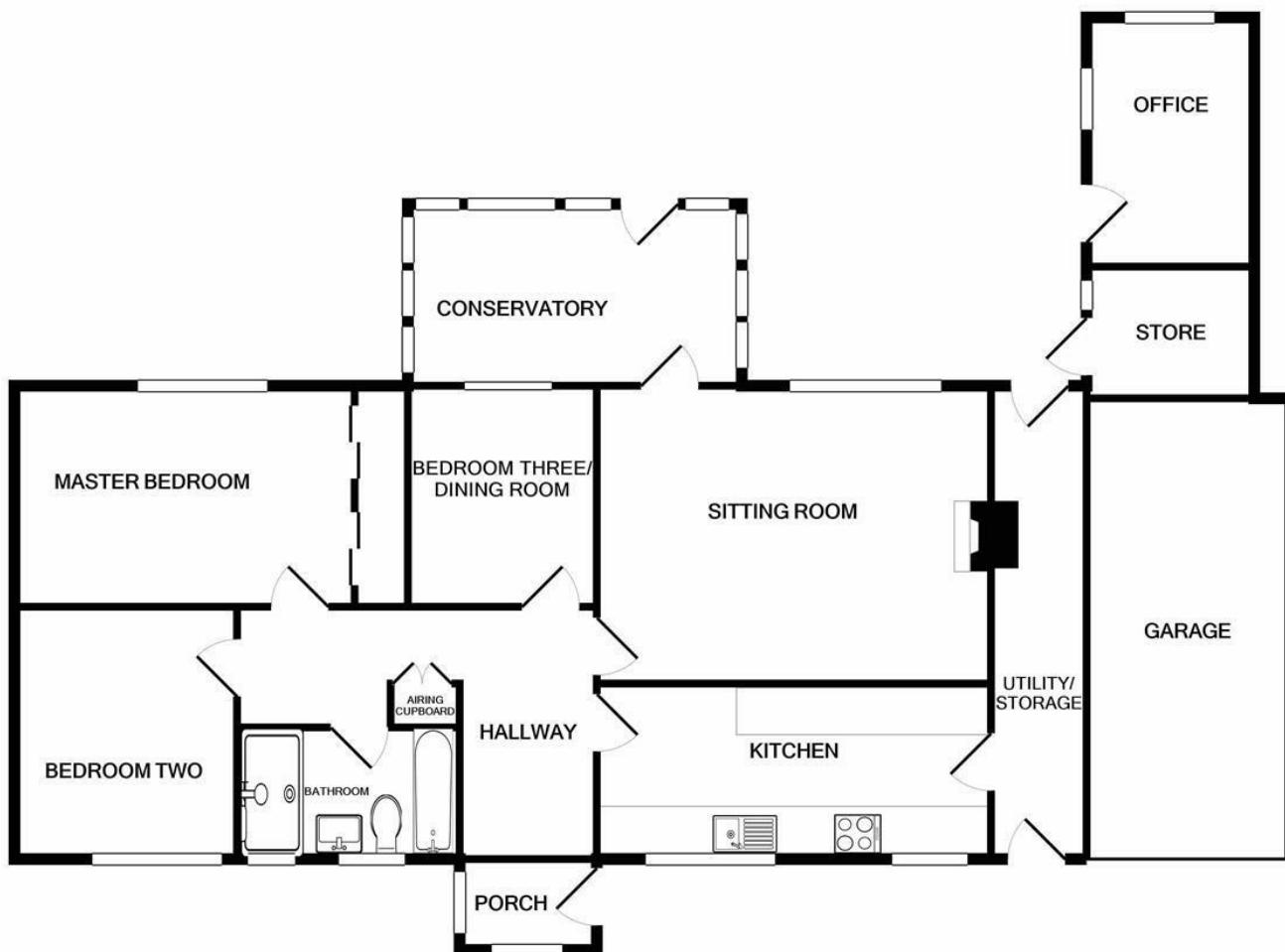
Strictly by appointment with the agents:  
Parkers Property Consultants and Valuers Tel: 01308 420111

COVID-19 - Please note that viewings can only be offered to clients in a position to proceed to purchase and are undertaken with strict safety measures in place.



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 APPROX. FLOOR AREA 1291 SQ.FT. (119.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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