



West Bay Road  
Bridport



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PROPERTY CONSULTANTS & VALUERS





This substantial, two storey, detached family home is situated in the idyllic area of Bridport. The property is within walking distance to the town centre and West Bay and offers accommodation including an open-plan kitchen/dining room and separate utility room, two reception rooms, a study, four bedrooms with an en-suite shower room, family bathroom and ground floor shower room. Externally, the property boasts a beautiful, south-westerly facing rear garden with outbuilding currently utilised as a gym and ample off-road parking to the front. EPC rating D.

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. Train links to London Waterloo and Bristol Temple Meads run from the County Town of Dorchester, located 15 miles east.



Upon entry you are taken through to the entrance hallway where access can be gained to the ground floor accommodation. In the hall, there are also two useful storage cupboards.

There are two reception rooms at the property. The room to the front features a bay window, central fireplace with wood burning stove and fitted shelving and cupboards. The second reception room is accessed via either the hallway or double doors from the kitchen/dining room. The room is a further good-size room with central fireplace.

The modern kitchen/dining room creates a social and spacious feel with bi-fold doors opening out onto the rear garden. The kitchen area is fitted with a range of wall and base level units with wood worksurfaces over and Porcelain tiled flooring throughout. Integral appliances include an electric double oven, microwave, coffee machine and fridge-freezer. The separate utility room provides additional worksurfaces, sink and drainer and plumbing for a washing machine and tumble dryer. A door from the utility room takes you through to the ground floor shower room.



The study is accessed via the hallway and has front aspect and Velux windows allowing plentiful natural light to enter the room

An attractive from the hallway rise to the first floor where the bedrooms and family bathroom are situated.

There are four bedrooms at the property, three double in size and one good-size single. The main bedroom benefits from fitted wardrobes and an en-suite with shower cubicle, WC and wash hand basin.

The family bathroom is furnished with a suite comprising of a panel enclosed bath with shower attachment, large walk-in shower, WC and wash hand basin. The room is finished with Travertine tiled flooring and part-tiled walls.



Externally, the property has an attractive rear garden, enjoying a south-westerly aspect. A generous decked area abuts the property providing an excellent space for outdoor furniture and also houses the hot tub, included within the sale. An attractive Pergola, set on a patio area offers further space for furniture. A path continues down the garden, past a lawn to an area with raised vegetable beds, a decorative pond, two sheds and a greenhouse. A rear gate leads to an additional parking area. There is also a large outbuilding used as an office and gym area. To the front, there is a gravel drive providing off-road parking for several cars.



## West Bay Road, Bridport, DT6

Approximate Area = 1858 sq ft / 172.6 sq m  
Outbuildings = 442 sq ft / 41.1 sq m  
Total = 2300 sq ft / 213.7 sq m

For identification only - Not to scale

### Services:

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

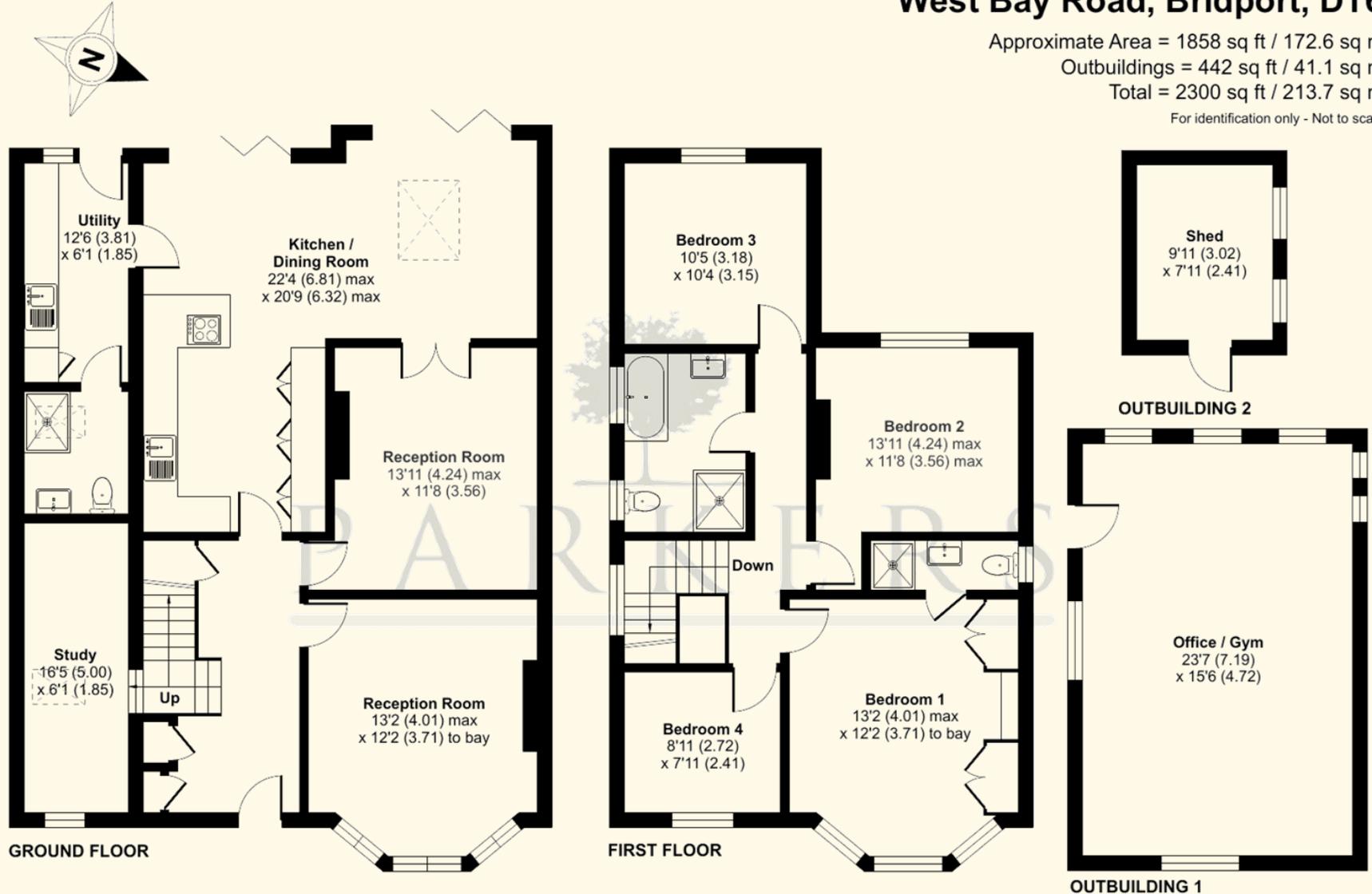
### Local Authorities:

Dorset Council  
County Hall  
Colliton Park Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is F.

**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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Parkers Estate Agents. REF: 1083075