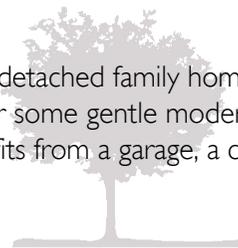




## Mead Fields, Bridport

£350,000

Offered for sale with No Forward Chain is this delightful four bedroom semi detached family home, favourably nestled in a desirable location on the outskirts of the charming market town of Bridport. The property is well appointed and offers scope for some gentle modernisation presenting an excellent opportunity to tailor the final finish to a custom specification. In addition to its favourable size and location, the property benefits from a garage, a car port and an attractive enclosed garden to the rear that enjoys a southerly facing aspect. EPC rating C.



## Situation

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 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

## Accommodation

### Entrance

Via a part glazed door with storm porch over.

### Hallway

Entrance to this light and spacious property is gained via a hallway that houses stairs that rise to the first floor and offers access to both principal rooms and the cloakroom.

### Sitting Room 5.51m x 3.40m (18'01" x 11'02")

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a dual aspect, offering a double glazed window to the front and a set of patio doors to the rear that provide direct access to the garden. The room is finished in neutral tones and offers a wall mounted radiator and both telephone and television points.

### Kitchen 3.23m x 2.51m (10'07" x 8'03")

The open plan kitchen/diner lends itself perfectly to modern living, fitted with a range of wall and base level units that provide ample storage options with work surface over. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer and space is provided for appliances. Natural light is gained via two rear aspect double glazed windows and a part glazed door that provides access to a separate utility room offering space for further appliances and access to the garden.

### Dining Area 3.23m x 2.84m (10'07" x 9'04")

The dining area provides additional living accommodation, offering the ideal space for family dining. The room is finished in neutral decor and offers a wall mounted radiator and two double glazed windows that enjoy a front facing aspect.

### Cloakroom

The property benefits from a cloakroom situated on the ground floor, fitted with a low level wc and a wash hand basin.

### First Floor

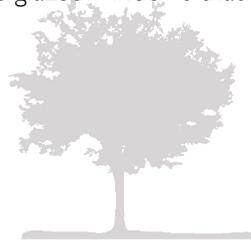
Stairs rise to a landing that houses a useful storage cupboard and offers access to all first floor accommodation.

### Bedrooms

There are four good size bedrooms, all offering a wall mounted radiator and double glazed windows that enjoy either a front or rear facing aspect.

### Bedroom One 4.27m x 2.87m (14'0" x 9'05")

### Bedroom Two 3.40m x 2.87m (11'02" x 9'05")



**Bedroom Three** 3.28m x 2.51m (10'09" x 8'03")

**Bedroom Four** 2.51m x 2.51m (8'03" x 8'03")

## Shower Room

The shower room is fitted with a suite comprising a low level wc, a pedestal wash hand basin and a double shower cubicle.. There is a wall mounted radiator and a front aspect double glazed opaque window that provides the room with natural light.

## Outside

Externally there is a generous enclosed garden to the rear that is laid predominately to lawn with borders that house a wide variety of mature trees, plants and shrubs. A large area of paving abutting the property provides the ideal space for alfresco dining.

There is a single garage with up and over door, power and light, a car port and a driveway to the front of the property that provides ample off road parking.

## Services

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

## Local Authorities

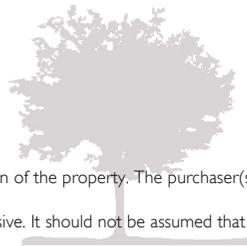
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D

## Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



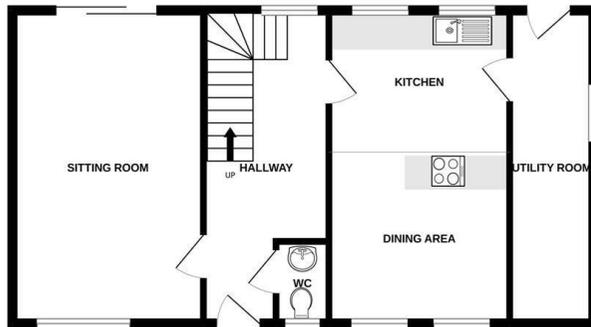
Important notice. Parkers notify that:

- 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.

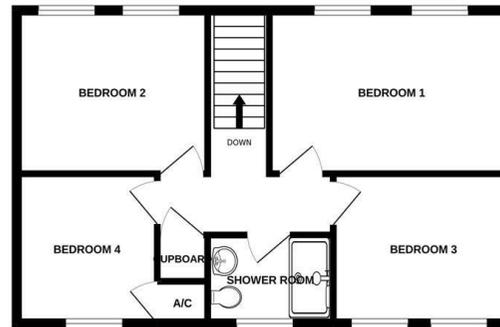
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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