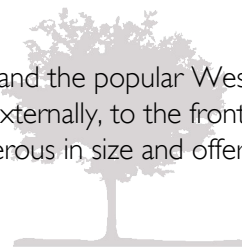




West Bay Road, Bridport

This detached chalet bungalow is favourably situated between Bridport town and the popular West Bay coast. Accommodation comprises of a kitchen/breakfast room, utility room, sitting room, four bedrooms, family bathroom and ground floor WC. Externally, to the front of the property, there is a generous driveway that leads to the property and a good size front garden. A single garage sits to the side. The rear garden is generous in size and offers some countryside views. It is mainly laid to lawn with a selection of mature plants. EPC rating D.

Asking price £600,000



Situation

Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, twice weekly market 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

Ground Floor

Entrance

A part-glazed door leads you through to a small porch that provides a useful area to decant outdoor footwear. A further door leads the hallway where access can be gained to all ground floor rooms and stairs lead to a further two bedrooms.

Reception Room 7.75m x 3.63m (25'05" x 11'11")

The front aspect sitting room offers generous dimensions and a double aspect with an outlook over the garden. The room offers a fitted modern fire and plentiful space for sitting room and dining furniture..

Kitchen/Breakfast Room 3.61m x 2.41m (11'10" x 7'11")

The modern and newly fitted kitchen/breakfast room is fitted with a comprehensive range of wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a 1 ½ bowl sink and drainer, 'Rangemaster' oven and five ring gas hob with extractor hood over. Further space and plumbing for a dishwasher is provided. A side aspect window provides natural light to the room.

Utility Room 3.12m x 1.32m (10'3" x 4'4")

The separate utility room has plumbing for a washing machine and tumble dryer and also offers storage cupboards and a wash hand basin. There is a side aspect window.

Bedrooms

There are four bedrooms in the property, all benefitting from a front, side or rear aspect window allowing plentiful natural light into the rooms. Bedroom three is currently being utilised as a study and bedroom two further offers fitted wardrobes.

Bedroom One 4.57m x 3.63m (15'00" x 11'11")

Bedroom Two 3.66m x 3.00m (12'00" x 9'10")

First Floor

Bedroom Three 5.38m x 3.96m (17'08" x 13'00")



Bedroom Four 2.84m x 2.11m (9'04" x 6'11")

Family Bathroom 2.79m x 1.78m (9'02" x 5'10")

The newly fitted family bathroom has tiled flooring throughout and part tiled walls. The room is fitted with a suite comprising of a double walk-in shower cubicle, wash hand basin with vanity storage underneath and WC.

Outside

To the front of the property, there is a generous driveway that leads to the property and a good size front garden. A single garage sits to the side. The rear garden is generous in size and offers some countryside views. It is mainly laid to lawn with a selection of mature plants and side pedestrian access.

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

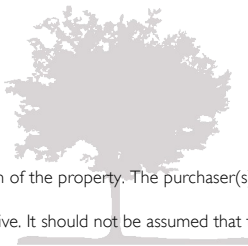
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

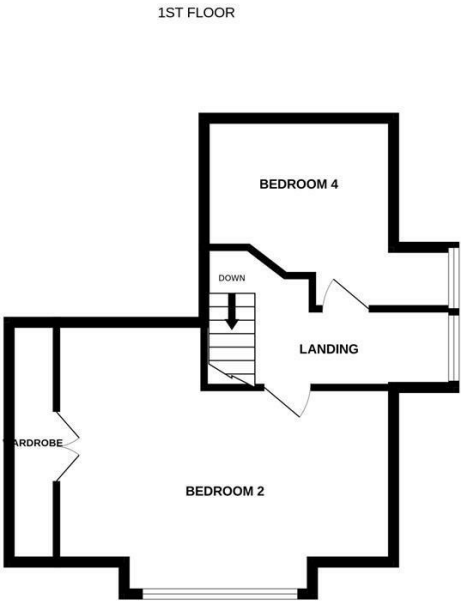
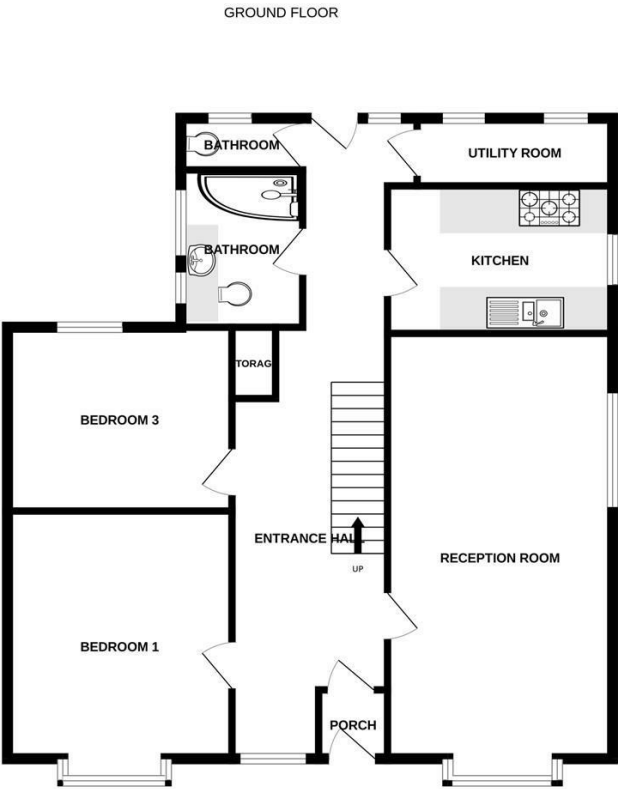


Important notice. Parkers notify that:

- 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.





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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