



Stuart Way
Bridport

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This detached bungalow, situated in the idyllic town of Bridport and within an area of outstanding natural beauty, has been tastefully extended and improved, and offers a spacious and versatile layout. Accommodation includes a large reception room, study/guest bedroom, kitchen/diner, utility room, three further double bedrooms with ensuite facilities to the principal bedroom and family bathroom. Outside, the property boasts good-size gardens to both the front and rear and a driveway providing off-road parking. EPC rating D.

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.



Upon entry, you are taken through to a porch area, creating the perfect place to decant outdoor wear. From there, you are led into the property's hallway, which in turn, offers access to the majority of accommodation.

The sitting room is generous in size and is flooded with natural light via a triple aspect. A central flame-effect, electric fire creates a cosy aspect.

The kitchen/diner can be accessed from both the hallway and sitting room, and the room is fitted with a comprehensive range of white gloss wall and base level units with worksurfaces over. Integral appliances include a Hot point double oven with, Electrolux microwave, four-ring induction hob with extractor hood above and Hotpoint dishwasher. Dining space is allocated to the rear and there are wonderful views to enjoy across the valley and towards the coast.



A study/guest bedroom boasts a versatile space, a lovely outlook onto the rear garden and provides access to the utility room, which houses the WC and offers additional storage and space for appliances.

All three bedrooms are double in size and receive plentiful natural light via a front, side or rear aspect window. Bedroom one further benefits from a modern en-suite, furnished with a shower cubicle, WC and wash hand basin with storage below and to the side.

The family bathroom is fitted with a suite consisting of p-shaped panel enclosed bath with part-shower screen and shower attachment, WC, heated towel rail and wash hand basin.

Outside, there is a sizeable lawned garden, enjoying hillside views and laid predominantly to lawn. A patio area abuts the property and decking with shingle surrounding it, offers the perfect outdoor seating area. There is a variety of mature shrubs and plants, side pedestrian gated access and sheds/storage units. To the front, there is a charming front garden and driveway.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating and electric radiators on bedroom one and the en-suite.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is E.

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#>

Broadband:

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

Mobile service indoor is listed as likely or limited depending on the provider and outdoor is likely.

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

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
1287 sq.ft. (119.6 sq.m.) approx.

