



Happy Island Way
Bridport

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This detached bungalow, situated in the sought after market town of Bridport, within level walking distance to the town centre and in an area of outstanding natural beauty, offers comfortable, one-level living and with a ramp to the low-maintenance rear garden. Inside, accommodation includes a good-size sitting room, kitchen, three bedrooms with en-suite facilities to the principal bedroom and family bathroom. Outside, the property is fronted by a beautiful garden filled with a variety of established plants and shrubs, creating a welcoming first impression. A paved driveway leads to a single garage, providing off-road parking and practical storage. EPC rating C.

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 the internal porch area, creating the perfect space to decant outdoor wear. From there, access is gained to the property's hallway, which in turn provides access to all accommodation.

The kitchen has been tastefully fitted with a comprehensive range of wall and base level units with worksurfaces over and tiled splashback. Integral appliances include an induction four-ring hob with extractor hood above, electric oven, dishwasher and microwave. There is room for dining furniture if desired.

An opening leads from the kitchen into the sitting room, which enjoys spacious dimensions and direct access onto a decked area.



All three bedrooms benefit from either a front or rear aspect window allowing plentiful natural light to enter, whilst bedrooms one and two further benefit from fitted wardrobes. Bedroom one is also accompanied by an en-suite shower room with WC, heated towel rail and wash hand basin.

The family bathroom is furnished with a suite consisting of a panel enclosed bath, shower cubicle, WC and wash hand basin. The room is complete with partly-tiled walls and lino flooring.

Externally, the home boasts a low-maintenance rear garden, receiving a westerly facing aspect and offering hillside views. In addition, there is a paved driveway and garage which can be accessed internally and also has an electric roll door, plumbing and electrics.

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 E.

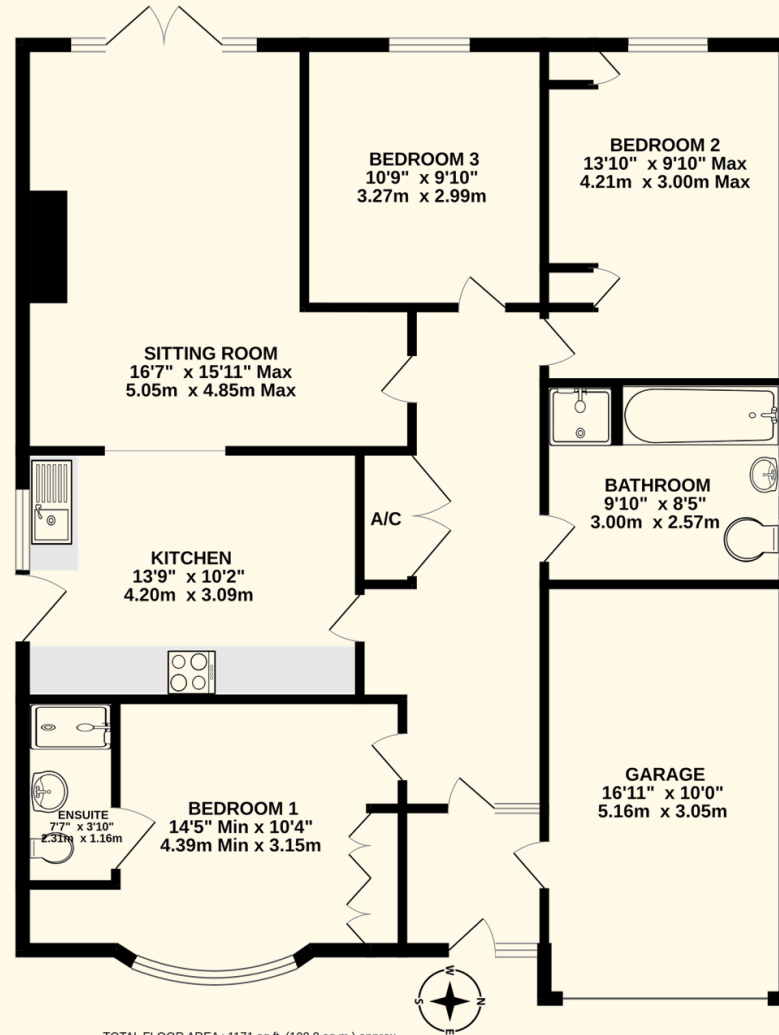
Flood Risk:

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#>

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
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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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/>