



## Park Road, Bridport

Offered with no onward chain and situated within an Area of Outstanding Natural Beauty, this modern detached home features three bedrooms and two bathrooms, including an en-suite to the principal bedroom. The ground floor comprises a contemporary kitchen/dining room, a sitting room and a welcoming entrance conservatory. Upstairs, the principal bedroom is complemented by a second double bedroom, a versatile third bedroom that could also serve as a home office, and a family bathroom. The low-maintenance rear garden features a timber-decked al fresco dining area and a summerhouse, ideal for use as a gym or home studio. Further benefits include private parking and a garage with a fitted workshop area. EPC rating C.

Asking price £425,000



## Situation

Situated within the vibrant market town of Bridport, within easy reach of a comprehensive range of amenities including shops, schools, leisure facilities, an Arts Centre, and the town's renowned twice-weekly market. Bridport is celebrated for its lively arts scene and excellent selection of independent retailers, cafés, and restaurants, along with practical amenities such as a health centre, hospital, dentists, leisure centre with swimming pool, and regular bus services. The stunning Jurassic Coast, a UNESCO World Heritage Site, lies close by, with the popular harbour at West Bay approximately 1 ½ miles to the south, offering attractive beaches, coastal walks, and a golf course, while the surrounding countryside and nearby riverside walks provide excellent outdoor pursuits. Dorchester, the county town of Dorset, is approximately 15 miles away and offers mainline rail links to London and the West Country, making this an ideal location for both full-time residence and a holiday retreat.

## Description

On entering the property, a gate provides access to a path leading to the conservatory, where double doors open into the space, beautifully complemented by warm wood-effect flooring. A further door leads into a central hallway, which gives access to all principal ground floor accommodation and the stairs rising to the first floor. The sitting room features a thoughtfully designed media wall, whilst double doors fill the room with natural light and open directly onto the sun-soaked outdoor terrace. The kitchen/diner is a well-equipped hub, fitted with a range of modern wall and base units alongside space for a premium Smeg cooker range with a five-ring gas hob. A sleek breakfast bar offers excellent casual seating and further storage solutions. The layout provides generous space for dining furniture, making it perfect for hosting, with double doors that extend the entertaining space out to the rear al-fresco dining deck. A modern W.C. and practical under-stairs storage complete the ground floor.

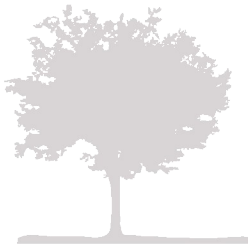
Upstairs, the first-floor landing leads to three bedrooms. The primary bedroom boasts an expansive bank of built-in wardrobes, a dedicated cosmetics cupboard, and a tastefully presented en-suite shower room. The secondary guest bedroom is equally well-appointed, featuring bespoke overhead storage and fitted wardrobes that frame a double bed layout. The third bedroom serves as a versatile space, ideal for a home office. Serving these rooms is a stylish family bathroom complete with a panel-enclosed bath with an electric shower overhead, a W.C., and a wash hand basin with vanity storage below.

Externally, the property benefits from a low-maintenance rear garden, perfectly designed for relaxation and outdoor dining. The south-easterly aspect and landscaped layout act as a private sun trap throughout the day. Tucked neatly into the corner sits a substantial timber summerhouse with a front veranda, offering a versatile structure that could easily become a professional home studio or personal gym. Additionally, a secure, insulated garage with power and a built-in workbench offers excellent workshop space, complemented by a dedicated garden storage shed running along the side of the main house.

## 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 and Mobile Service

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

Mobile phone service varies dependent upon your provider.

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

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band E.

### Services

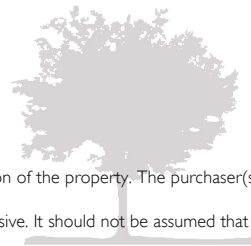
Mains electricity, water and drainage are connected.  
Gas fired central heating.

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this:

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



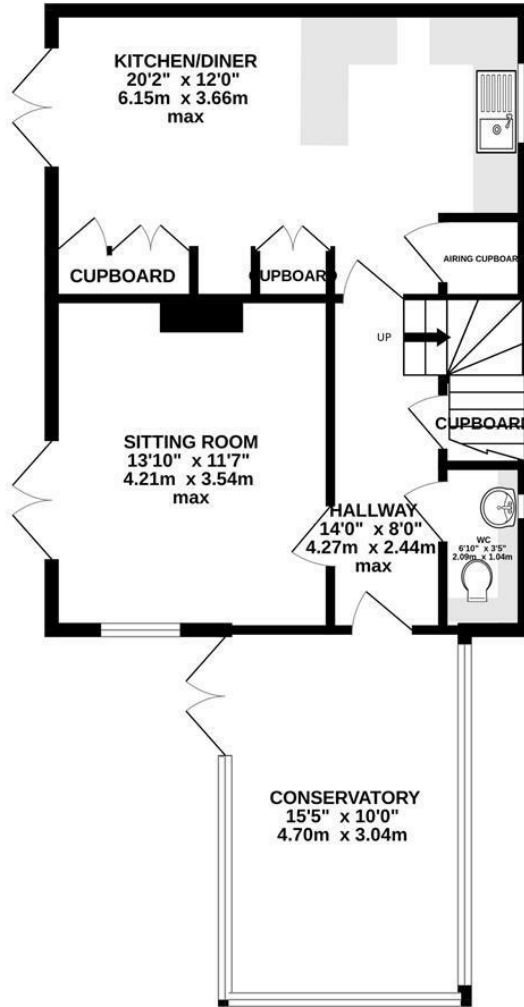
Important notice. Parkers notify that:

- 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.

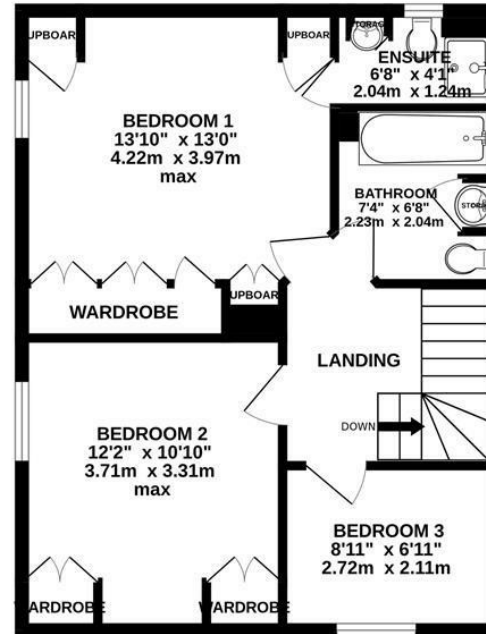
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities.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



**GROUND FLOOR**  
 658 sq.ft. (61.2 sq.m.) approx.



**1ST FLOOR**  
 504 sq.ft. (46.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1162 sq.ft. (108.0 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.

