



Lake Lane
Bridport
£535,000 Price Guide



This spacious home features a modern open-plan kitchen/dining area with underfloor heating and garden access, alongside a cosy front-facing living room and a useful utility room. The property offers three bedrooms, including two generous doubles, and is served by a family bathroom and a separate shower room. Additionally, there are plentiful storage solutions throughout. Externally, there is a well-maintained rear garden, a driveway with carport and single garage providing ample off-road parking, and a landscaped front garden. EPC rating: D.

Lake Lane is 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 1½ 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.



A beautifully maintained front garden features mature trees, shrubs, and planting set within a lawned area that abuts the property. A pathway leads to the part-glazed front door, while a driveway provides access to the carport and single garage, offering ample off-road parking. Upon entering, the part-glazed door opens into a welcoming hallway with two useful storage cupboards. The living room is situated to the front of the home and features an electric fireplace, creating a cosy focal point. This space flows seamlessly into the spacious kitchen/dining area, which is a real highlight of the property. The open-plan layout and modern design incorporate a range of contemporary wall and base units, complemented by matching work surfaces and a central island, providing additional storage and preparation space. Attractive light fittings above the island create a stylish focal point and an ideal setting for entertaining. Integrated appliances include a one-and-a-half bowl sink with mixer tap, a four-ring induction hob with extractor hood above, an eye-level oven, and a dishwasher. There is also space for a fridge freezer. The kitchen/dining area offers ample space for dining furniture and is flooded with natural light from two Velux windows and large double sliding doors, which provide direct access to the rear garden. The kitchen is further complemented by a utility room, fitted with additional units and work surfaces, with space and plumbing for a washing machine. Two of the bedrooms are generously sized doubles, with the principal bedroom positioned at the front of the property and benefiting from a fitted wardrobe, while the second bedroom is located to the rear and features double doors opening onto the garden. All bedrooms are served by both a family bathroom and a separate shower room, each comprising a shower cubicle, WC, and wash hand basin with vanity storage below. Externally, the generously sized rear garden is beautifully maintained, featuring areas of patio and lawn, along with mature trees, shrubs, and planting that create attractive colour and texture throughout. The garden extends to the side of the property, where there is a shed and a greenhouse.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.
Underfloor heating in the kitchen.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

Broadband:

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

Mobile phone service varies dependent upon your provider.

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

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

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
1395 sq.ft. (129.6 sq.m.) approx.

TOTAL FLOOR AREA: 1395 sq.ft. (129.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, recesses 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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