



Pine View, Bridport

Sold as seen and offered with no forward chain, this property presents an excellent opportunity for full renovation and modernisation throughout. The accommodation comprises a kitchen, reception room, three bedrooms, and a bathroom, offering a straightforward layout with scope for reconfiguration. Externally, the property benefits from off-road parking, a garage situated in a block close to the property, and a good sized, private rear garden. EPC rating E.

Offers in excess of £200,000



49 Pine View, Bridport, DT6 5AF

Situation

Pine View 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 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.

No 49

On approach, the property features a patioed driveway bordered by fencing and mature shrubs to one side, providing off-road parking and leading to a part-glazed front porch. To the side of the home, a gate offers convenient access. A public footpath runs alongside the property, leading towards the local farm. Additionally, the property benefits from a garage in a nearby block.

Entrance

On entering the property, the door opens into a part-glazed porch with a built in cupboard, an ideal space for coats and shoes. A second door leads into the hallway, which provides access to the kitchen, reception room, staircase to the first floor, and an understairs storage cupboard. The hallway is fitted with an electric storage heater and vinyl flooring, which continues into the kitchen.

Kitchen

A sliding door leads into the kitchen, which is fitted with a range of wall and base units with work surfaces over. The worktop incorporates an integrated stainless steel sink with mixer tap, positioned beneath a front-aspect window, and provides space for an electric cooker and additional appliances. The kitchen also benefits from a good-sized storage cupboard and is finished with partially tiled walls.

Reception Room

The reception room is accessed via a part glazed door and is filled with natural light from a good sized side aspect window. The room features an electric storage heater and two curved openings that lead through to the dining area. Here, a second storage heater sits adjacent to a gas fireplace with a decorative mantel and wooden surround. Sliding patio doors further enhance the space, allowing additional natural light to fill the room and providing direct access to the rear garden.

First Floor

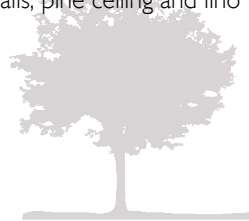
Stairs rise to the first floor, where a landing leads to the bathroom, three bedrooms and a good sized storage cupboard.

Bedrooms

Accessed via sliding doors are three bedrooms, comprising one double and two singles. Bedrooms one and two feature useful storage cupboards and ample natural light, with bedroom one enjoying hillside views. The third bedroom is a versatile space, currently used as an office, and features fitted shelving and workspace, the room also benefits from hillside views.

Bathroom

The bathroom serves the first floor and is comprised of a corner shower cubicle, a wash hand basin with vanity storage beneath, and a WC. The room is filled with natural light from a good-sized frosted window and is finished with tiled walls, pine ceiling and lino flooring.



Externally

Steps lead down into the good-sized private rear garden, which is mainly laid to lawn and features a variety of mature shrubs, trees, and plants, creating colour and texture. A stepping-stone path leads to the rear, where a summer house and shed are positioned on a patio area, providing excellent storage solutions and a great space for outdoor furniture. Privacy is afforded by fencing, while the stepping-stone path and lawned area continue along the side of the property, leading back to the front. Additionally, the home benefits from a single garage, located within a block of garages offering excellent storage space.

Agents Notes

Please note Vearse Farm is being developed nearby.

Local Authorities

Dorset Council,
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band C.

Services

Mains electricity and water are connected.
Electric heating

Mobile and 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-termfloodrisk.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.

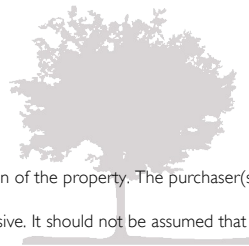
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/!intro>



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
509 sq.ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

