

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers  
Residential - Commercial - Rural



**30 Lake Lane, Bridport, Dorset DT6 4JY**  
**Guide Price £450,000**



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**Guide Price £450,000**

A well-presented three-bedroom detached bungalow set in an elevated position within easy reach of Bridport town, featuring a conservatory, en suite bathroom to the master bedroom, a single garage with driveway parking and a low maintenance wrap around garden.



# Property Details

- Three bedrooms
- Popular Residential Area
- Single Garage
- Low maintenance Garden
- Elevated Position
- Detached

## THE PROPERTY

Situated in the highly desirable Lake Lane area of Bridport, this beautifully presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for those seeking single-level living in a peaceful yet well-connected location.

The property opens into a wide hallway with storage cupboards leading to a modern kitchen with wooden finished frontage and benefitting from some integrated appliances including fridge freezer and dishwasher, as well as an electric oven and electric hob.

There is also a spacious living and dining area which is perfect for family living or entertaining, benefitting from plenty of natural light and complemented and enhanced by the conservatory which faces over the property's garden.

The property benefits from three well proportioned bedrooms with the master enjoying the use of an en suite shower room with shower cubicle, sink and WC. One is currently being used as an office showing the flexibility of the accommodation on offer.

The family bathroom features a white suite with wooden effect finishing, including a bath with shower over, a WC and a sink set within handy storage units.

With its sought-after location, adaptable living space and outside space, this property offers an excellent opportunity to acquire a nicely finished bungalow in a popular residential area.

## OUTSIDE

Outside, the bungalow is surrounded by a low maintenance wrap-around garden benefitting from a wooden shed and elevated views. The property also offers driveway parking leading to a single garage.

## SITUATION

Set in one of Bridport's most peaceful and sought-after spots, Lake Lane is a hidden gem offering outstanding views across the surrounding West Dorset countryside. Elevated and gently tucked away, properties along Lake Lane enjoy a sense of space and seclusion.

Bridport is a thriving and creative market town nestled in the heart of the West Dorset Area of Outstanding Natural Beauty, just a couple of miles from the iconic cliffs and beaches of West Bay on the Jurassic Coast. Known for its independent spirit, lively markets, and strong sense of community, Bridport offers a wonderful mix of cultural life and rural charm.

## PROPERTY TENURE

Freehold

## INFORMATION

Heating Type: Mains Gas

Construction Type: Conventional block wall construction with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is generally available on most networks, please refer to Ofcom website.

Flood risk: Very low based on data from gov.uk website

Parking: Driveway parking and garage.

## SERVICES

Mains electricity, gas, water and drainage.

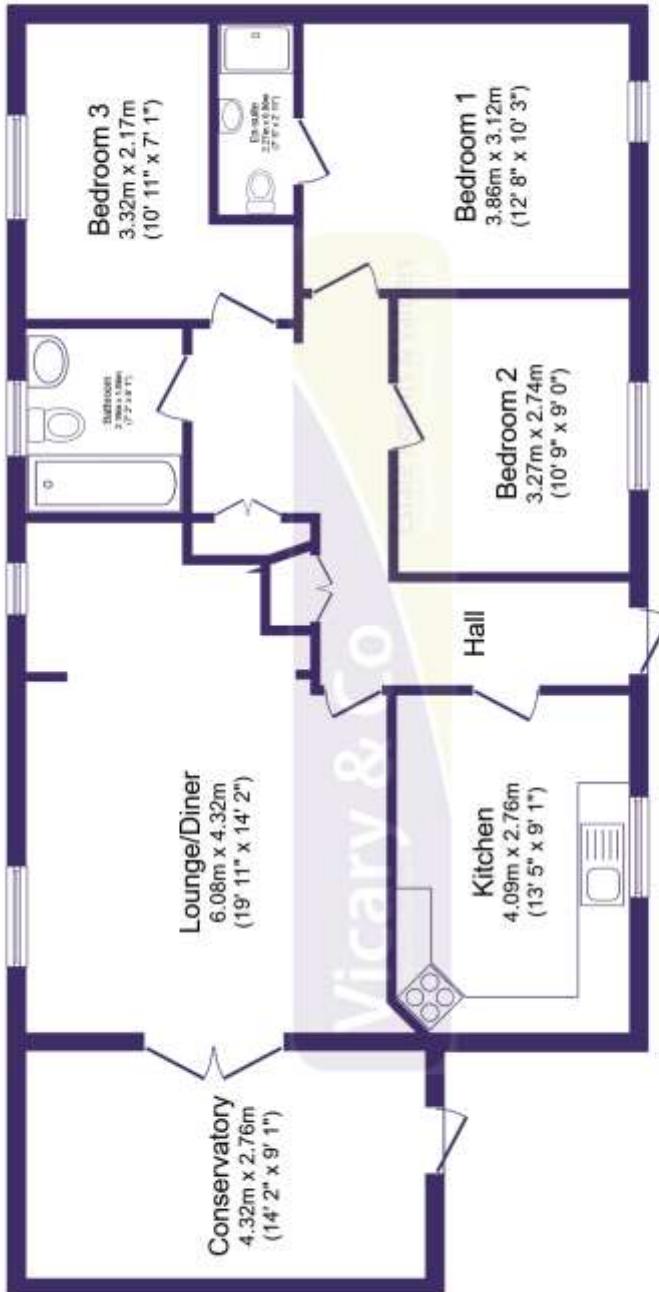
Council Tax Band: E (Dorset Council)

EPC: TBC

## VIEWINGS

Strictly by appointment only with Vicary & Co





**Floor Plan**  
Floor area 98.7 sq.m. (1,062 sq.ft.)

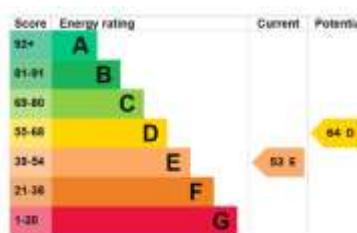
Total floor area: 98.7 sq.m. (1,062 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and the vendor/s and the agent/s accept no liability in respect of any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by www.propertyphonix.co.uk



**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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