



Manor Fields, Bridport

An immaculate detached bungalow with a good size garden, garage and parking in a popular residential area.

Guide Price
£435,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Manor Fields, Bridport, DT6 4DB

- Detached bungalow
 - Two bedrooms
- Well-presented throughout
- Good size landscaped garden
- Garage and off road parking
- Popular residential area
 - Council Tax band C

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Upon entering the property there is a small porch area which then leads into the inner hallway from which all of the accommodation can be accessed. The bedrooms are located to the left of the bungalow with the living accommodation to the other side of the property.

The sitting room is located at the front of the property with neutral decor and a modern wood burning stove. A large window allows a huge amount of light into the room.

The kitchen is fully fitted in a stylish shaker style with integrated appliances to include a dishwasher, fridge/freezer, washing machine and double oven. There is a wood effect work top and an attractive ceramic sink. From the kitchen there are lovely views over the garden and a dual aspect making it a bright and airy space.

Both bedrooms are generous double rooms with built in wardrobes. The bedroom at the rear of the property overlooks the garden and is currently used as a second

reception room/home office. The bathroom is located between the kitchen and second bedroom with a modern white suite with fully tiled walls. There is a bath, separate shower, wash hand basin and W/C.

Outside

To the front of the property is an area of lawn and off road parking for one car in front of the garage.

The rear garden is a real feature of the property having been extensively improved by the current owner. There are an abundance of flowers and shrubs, a well-positioned pergola, a raised vegetable patch as well as an attractive pond. The well maintained lawns sweep through the middle of the garden and there is a patio immediately abutting the property making an ideal space for entertaining.

Situation

The property is situated a short walk from the town centre, with open countryside and Jellyfields Nature Reserve just across the road. Bridport has a history of rope-making and

is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has a variety of independent shops, a twice weekly market selling local produce, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Services

Mains gas, electricity and drainage. Gas central heating system.

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Mobile coverage is good both indoors and outdoors

Local Authority

Dorset Council - 01305 251010

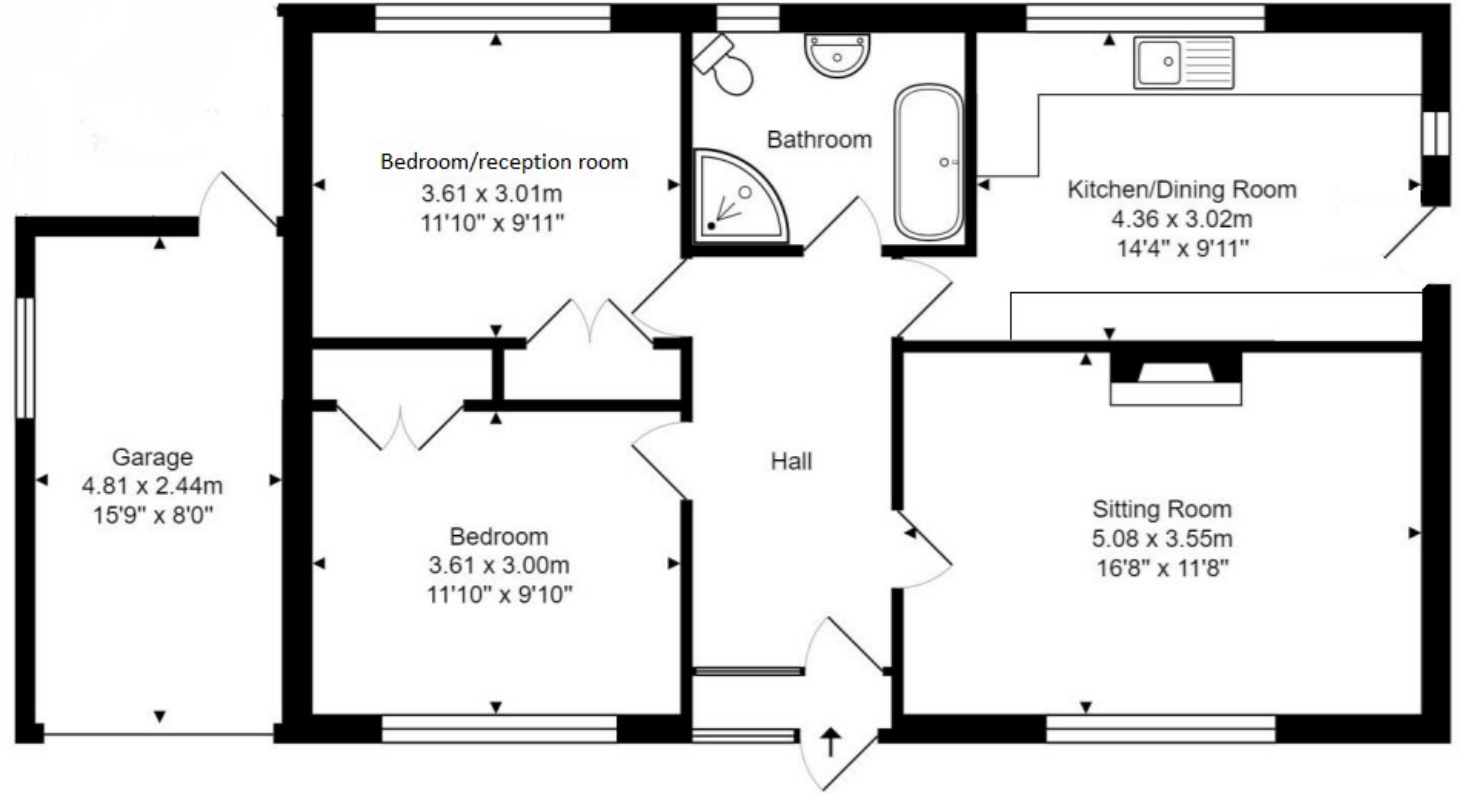
Council Tax Band: C

EPC: D

Directions

From our offices in South Street, head north to the traffic lights and turn right. Proceed to the roundabout and head straight across onto East Road towards Dorchester. Take the second turning right, signposted to Walditch and then turn left at the next roundabout. Take the second left into Manor Fields.

What3Words:///secure.elaborate.digested



Total Area: 75.7 m² ... 814 ft² (excluding garage, store)
 Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bridport/DME/19.02.2024/REV

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