



## Happy Island Way, Bridport

A substantial two bedroom detached bungalow with a garage, driveway and enclosed rear garden situated in a popular residential location close to amenities on the edge of Bridport town.

Guide Price  
**£450,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## Happy Island Way, Bridport, DT6 4JZ

- Spacious detached bungalow
- Low maintenance garden with sunny aspect
  - Driveway and garage
- Popular location close to amenities
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

This substantial two bedroom detached bungalow is found on one of Bridport's most popular residential roads, boasting an elevated position allowing for some pleasant views across the town and towards the countryside beyond.

The property offers spacious and flexible accommodation conventionally arranged around a generous entrance hallway. To the front of the bungalow there is an enclosed porch off which is a coats and boots area with internal door into the single garage. The main reception room is at the rear of the property and provides space for a lounge and separate dining area with sliding doors leading to a conservatory which overlooks the garden. The seating area itself within the lounge centres around a gas fireplace. The modern fitted kitchen is spacious, with room for a dining table and chairs and is fitted with a range of wall and base units with an integrated eye-level cooker and microwave, gas hob with extractor over and a composite sink. There is also space for a fridge freezer and dishwasher. From the

kitchen is a utility area which provides wall and base units and space for additional appliances, along with doors to the front and rear gardens.

The principal bedroom is at the front of the property and is of generous proportions. There are built-in wardrobes as well as a front facing bay window, allowing ample natural light into the room. The second bedroom is found to the rear of the property on the right hand side with a window overlooking the garden. It is a generous double bedroom and has ample space for furniture as well as a built-in wardrobe. The separate toilet and bathroom are located to the right hand side of the hall. The bathroom itself is fully tiled and offers a bath with shower over and a separate shower cubicle, as well as a wash hand basin and toilet. The additional WC has a side facing window, toilet and wash hand basin.

### Outside

At the front of the property, there is a pleasant low maintenance front garden and a driveway providing parking

for one car, and access to the garage. The garage has an up and over door, power and lighting and also houses the boiler. The rear garden is low maintenance with several plants and shrubs, a large patio area and space for a shed.

### Services

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

### Local Authority

Dorset Council Tel: 01305 251010.

Council Tax Band: E

### Situation

Bridport itself is a bustling and vibrant market town which 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, 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.



## Happy Island Way, Bridport

Approximate Area = 1262 sq ft / 117.2 sq m  
 Garage = 183 sq ft / 17 sq m  
 Total = 1445 sq ft / 134.2 sq m

For identification only - Not to scale



GROUND FLOOR

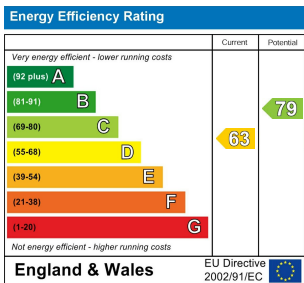


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1103729



### Directions

From our office in South Street go north to the traffic lights and turn right into East Street. At the roundabout, turn left into Sea Road North and take the first right into Jessop Avenue. Continue up the road and take the first left into Happy Island Way. The bungalow will be found shortly after on the left hand side denoted by a For Sale board. What3Words/////ember.boarded.calibrate.



Bridport/DME/260324



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