



Newfoundland, Bridport

A three double bedroom house with a large garden, off street parking and a garage, occupying a peaceful position on the edge of Bridport town.

Offers In Excess
Of

£350,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Newfoundland, Bridport, Dorset DT6 3JB

- Three double bedrooms
- Two reception rooms
- Courtyard and large detached garden
 - Off street parking and garage
- Tucked away position on the edge of Bridport
 - Pleasant views
 - Council Tax band C

Viewing strictly by appointment through
Symonds & Sampson Bridport Sales Office
on 01308 422092





The Property

Believed to have been built in the 1920s, this three double bedroom house occupies a peaceful tucked away position on the outskirts of Bridport. Newfoundland is a quiet residential area with only 12 properties, enjoying a strong sense of community and boasting an elevated position with pleasant views across Bradpole and towards the countryside beyond.

Upon entering the property there is a central hallway with a tiled floor that extends into the kitchen. Stairs rise to the first floor and there is a downstairs cloakroom. The kitchen is at the back of the property, a good size with floor mounted units to 3 walls with an integral electric oven and hob with extractor hood over. There is space to accommodate a breakfast table and chairs, a pantry cupboard and a rear door leading outside. The sitting room enjoys a double aspect and the dining room to the other side of the hall has plenty of space for an everyday dining table and chairs.

On the first floor there is a spacious landing giving access to all three bedrooms and the bathroom. All bedrooms are

comfortable double rooms with pleasant views and the bathroom has a white suite. The property has been a much loved family home and could benefit from some general updating, providing the new owner the opportunity to put their own mark on the property.

Outside

To the rear of the house there is a good size courtyard garden with a side access. In front of the house there is an area of hard standing providing off-road parking, a path leading to the front door and a pond. The main body of the garden is detached from the house currently arranged with a raised area of lawn enclosed by fencing, beyond which the rest of the garden is found. This part of the garden is gently sloping and would benefit from some landscaping. At the top of the garden is a block built garage with stable door.

Agents Note

Please note that the main body of garden does not formally belong to the property and is used under license specific to the vendor. Any future purchaser would also need to agree their own license.

Situation

The property is situated in the village of Bradpole, on the edge of the bustling and vibrant market town of Bridport, with countryside close at hand. Bridport has a history of ropemaking 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. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Services & Local Authority

Mains gas, electricity, water and drainage. Gas fired central heating system.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

Dorset Council Tel: 01305 251010. Council Tax Band C.

Directions

From our office in South Street turn right at the town hall traffic lights and then left onto Sea Road North at the roundabout. Follow the road out of the town, past The Sir John Colfox School and continue straight over at the mini roundabout. Take the first right onto Townsend Way and continue until the end of the road and turn right towards Higher Street. The turning for Newfoundland will be found almost immediately on the left, identified by our For Sale sign.

Accommodation

Kitchen - 3.568 x 4.009

Dining Room - 2.763 x 3.990

Sitting Room- 4.291 x 3.390

Bedroom - 3.526 x 2.375

Bedroom - 3.391 x 4.32

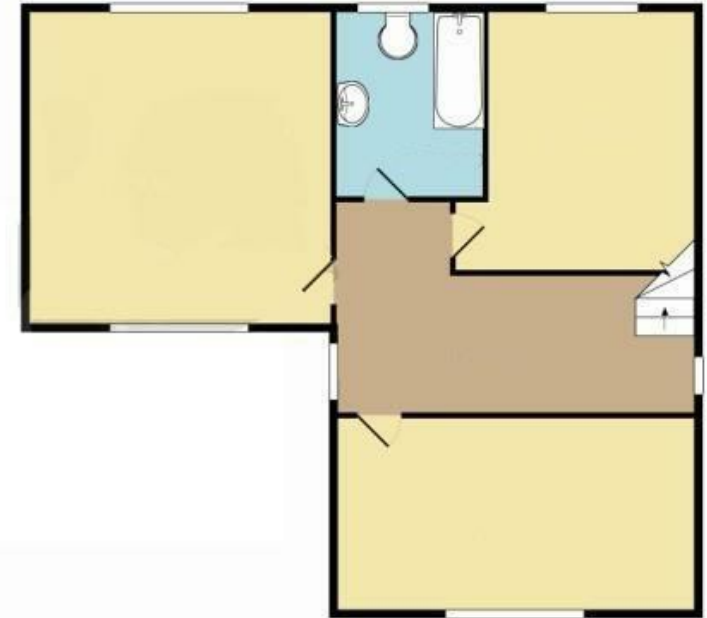
Bedroom - 2.683 x 3.529

Bathroom - 1.141 x 2.488

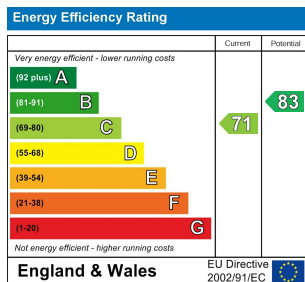
Garage - 5.302 x 2.567



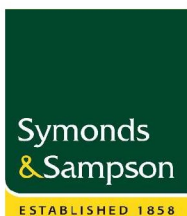
GROUND FLOOR



1ST FLOOR



Bridport/DME/05.04.2024/REV



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