



## Mountjoy, Bridport

A two/three bedroom detached bungalow situated in an elevated position with stunning far reaching town and country views.

Guide Price  
**£525,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Mountjoy, Bridport, Dorset DT6 4JN

- Stunning Country Views
- Flexible Accommodation
- Large Garden, Garage and Driveway
- Scope for Improvement

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





### The Property

This detached bungalow offers flexible accommodation in a highly desirable location in Bridport, with stunning far reaching country and town views and offers excellent scope for improvement and modernisation.

The bungalow is conventionally laid out around a large central hallway off which all principal accommodation is accessed. There is a large living/dining room to the rear with a stone fireplace currently housing an electric fire. There are sliding doors onto the patio area taking in the stunning views over the garden to the countryside beyond. There is a separate living room to the rear, also with a stone fireplace and electric fire, and opens into an office area with sliding doors onto the garden. This second reception room could potentially be utilised as a third bedroom if required. The kitchen is to the front and is fitted with a range of wall and base units with an integrated eye-level electric double oven and electric hob with cooker hood over, and space for an undercounter fridge and washing machine. A door leads into a side porch providing access to the front of the property.

The two bedrooms are to the front and side of the bungalow, with the principal bedroom benefiting from built-in wardrobes. The family bathroom comprises a bath, separate shower cubicle, wc and wash hand basin.

### Outside

To the front of the bungalow there is a good sized driveway leading to the single garage with side and rear pedestrian door, and a patio and area of lawn from which to enjoy the morning sun, taking in views towards Bothen Hill.

The rear garden is a further feature with a large patio adjoining the bungalow, ideal for al fresco dining. Steps lead down to a pond and a large area of lawn. There are delightful town and country views to be enjoyed from every part of the garden, with the well-known viewpoints of Colmers Hill, Thorncombe Beacon and Coneygar Hill visible.

### Situation

The property is situated on the Eastern edge of the town, with views over the town and countryside. Bridport is a bustling

and vibrant market town with a history of rope-making and is now a gateway to the Jurassic World Heritage coast at nearby West Bay, which was the location for the TV series Broadchurch. It has a variety of shops, public houses and restaurants catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, golfing, water sports and riding opportunities are plentiful in the area. The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

### Services & Local Authority

All mains services are connected. Gas fired central heating. Broadband - Superfast broadband is available. Mobile phone coverage - Network coverage is good both indoors and out.

Dorset Council Tel: 01305 251 010  
Council Tax band E.

## Directions

From our South Street office, head south towards the Crown roundabout and take the second exit signposted Burton Bradstock. Take the third left onto Wych Hill, and follow the private road up until it merges with Mountjoy. The bungalow will be found shortly after on the left hand side.  
 What3Words: ///hobbyists.digress.huddled



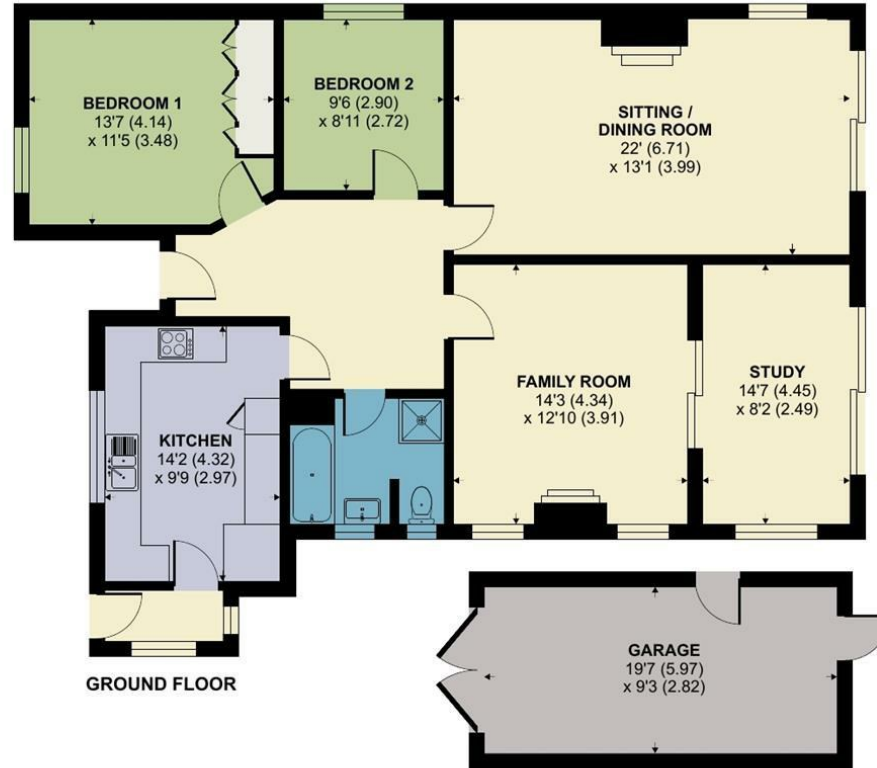
## Mountjoy, Bridport

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1417 sq ft / 131.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		51	78
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1023604



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