



## Badger Row, Higher Street, Bradpole, Bridport

A beautifully presented three bedroom terraced house situated in a delightful village location, benefitting from a garage, parking and a terraced landscaped rear garden.

Guide Price  
**£375,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**Higher Street,  
Bradpole, Bridport,  
DT6 3FW**

- Beautifully presented throughout
- Three bedrooms, three bathrooms
  - Garage and parking
- Terraced rear garden with lovely country views

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092







### The Property

Having been built in 2016, this stone built modern village house has been well maintained and is beautifully presented throughout. Arranged over three floors, the accommodation is bright and spacious and there is the additional benefit of parking, a garage in a block, and a terraced rear garden enjoying fantastic views towards Boarsbarrow Hill.

The property opens into a spacious hallway, with a useful utility room to the left hand side with space and plumbing for a washing machine and for coat and shoe storage. There is a double bedroom to the right hand side with a Jack and Jill shower room fitted with a contemporary suite comprising a large walk-in shower, wc and sink. Stairs rise to the first floor with the bright and spacious kitchen/dining/living room to the rear, with double doors onto the south facing patio. The kitchen is fitted with a range of wall and base units with an integrated oven, gas hob, dishwasher, microwave and fridge/freezer. The principal bedroom is to the front, benefitting from extensive built-in wardrobes and an ensuite bathroom, comprising bath with shower over, wc and sink.

Further stairs rise to a small landing with built-in storage from which the third bedroom is accessed, enjoying views over the garden and benefitting from an ensuite wc.

### Outside

There are raised planted gardens to the front, with a pathway leading from the parking area to the front door. The south facing rear garden is designed for ease of maintenance, with a patio area immediately adjoining the house. Steps rise to a delightful elevated seating area, with fantastic views towards Boarsbarrow Hill and open countryside. There is an access gate to the rear leading to the end of the terrace and back down to street level. The garage is within a block to the side of the property, and has a part-boarded loft for storage. There is a parking space adjoining the garage.

### 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

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

Broadband speed: Superfast broad is available.

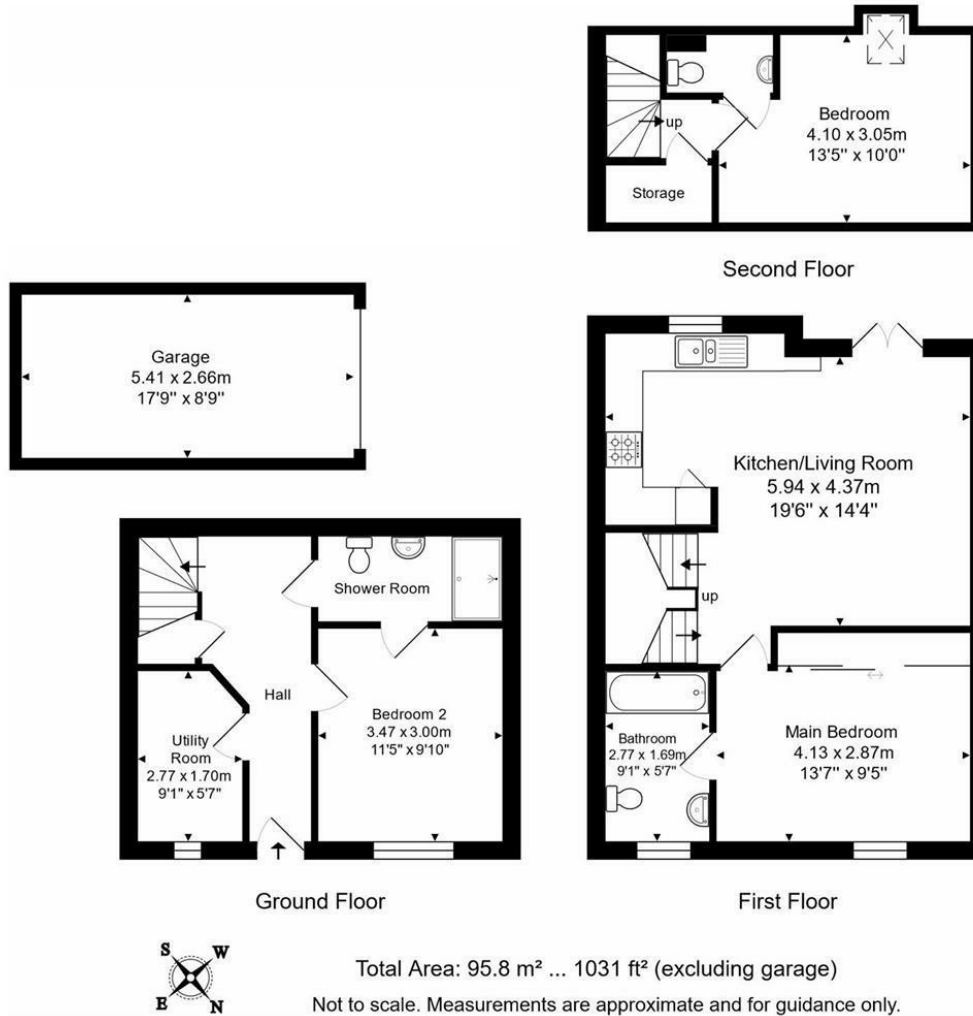
Mobile coverage: Network coverage is most good both indoor and outdoor.

(information from <https://checker.ofcom.org.uk>)

### Local Authority

Dorset Council 01305 251010.

Council Tax Band C.



Total Area: 95.8 m<sup>2</sup> ... 1031 ft<sup>2</sup> (excluding garage)

Not to scale. Measurements are approximate and for guidance only.

### Directions

From our office in South Street head North to the traffic lights and turn right. Proceed to the roundabout and turn left. Follow this road past the supermarkets and turn right just past the Kings Head pub into Village Road. Follow the road round to the left and turn left into Higher Street. The cottage will be found shortly after on the left hand side. What3Words///mural.tulip.sleep.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bridport/DME/20.04.2024/REV



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