



North Hill Way, Bridport

A well presented three bedroom detached home with stunning country views situated on the edge of Bridport town.

Guide Price
£500,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

North Hill Way, Bridport, DT6 4JX

- Lovely country views
- Three bedrooms
- Substantial garage and parking
- Front and rear gardens

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This well presented three bedroom detached property is situated on the edge of Bridport, enjoying lovely country views. The property offers flexible accommodation and is essentially a bungalow on the first floor, with extra living accommodation and a substantial garage beneath. There is the potential to reconfigure if required to create a detached home.

The first floor is conventionally arranged around a large central hallway, with the double aspect living room on the right hand side, enjoying the lovely far reaching views and a focal point of a feature fireplace. Double doors open into the dining area, which leads into the kitchen to the rear. The kitchen is fitted with a comprehensive range of wall and base units with an integrated electric oven and gas hob and space for white goods. A door leads out onto the rear garden. The principal bedroom is to the front, benefitting from the far reaching views and built-in storage. A further double bedroom is to the rear, with built-in wardrobes and overlooking the garden. These rooms are served by a family bathroom, comprising a bath, separate shower, wc and sink.

On the ground floor, an inner porch leads into the hallway, with stairs rising to the first floor. A side pedestrian door leads into the double length garage with power and light. To the rear is a double bedroom with built-in wardrobes and a utility room, with additional storage and space for a washing machine along with a downstairs WC.

Outside

To the front is a driveway, providing parking for 4 cars and access to the garage, with a terraced area of mature plants and shrubs, with steps leading up to the rear garden. Immediately adjoining the kitchen is a patio area, ideal for entertaining in the summer months, and steps up to an area of lawn with mature borders.

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 - 01305 251010.
Council Tax Band E.
EPC: TBC.

Situation

The property lies on the corner of a popular area of Bridport, equidistant of both the town centre and West Bay. There is also a nature reserve close by as well as many beautiful walks. Bridport 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.

Accommodation

Living room: 5.01m x 3.85m

Kitchen: 3.52m x 3.03m

Dining room: 3.32m x 3.14m

Bedroom 1: 3.83m x 2.93m

Bedroom 2: 2.57m x 3.09m

Bedroom 3: 3.57m x 3.05m

Utility room: 3.07m x 2.05m

Garage: 6.81m x 3.62m

Directions

From our office, proceed to The Crown roundabout, taking the 2nd exit signposted Burton Bradstock. Proceed for a short distance, turning left into Chestnut Road and then right into North Hill Way. The property is the first on the left hand side. What3Words///jumbled.replayed.landscape.



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	EU Directive 2002/91/EC	

Bridport/IRU/14.06.24



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