



West Gables Close, Bridport, Dorset

Imposing detached, four bedroom, house with huge potential in a generous plot, a walk to Bridport town centre

Guide Price
£750,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

West Gables Close, Bridport, Dorset DT6 5BF

- Convenient location close to all amenities
 - Spacious accommodation
 - West facing level garden
 - Garage & parking

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





The Property

The property was built in the early 1990s in the grounds of a large Edwardian property, in order to take full advantage of its position a short walk to Bridport town centre and tucked away in a peaceful position along a private road. The property sits to the centre of a large plot that, subject to obtaining the necessary planning consent, could be substantially extended if so required. The property has warm reconstituted stone elevations and a tiled roof.

The property has generous living accommodation on the ground floor centred around a large hallway, with an equally light and airy landing above. To one end of the house there is a good square drawing room, with a Jetmaster fireplace as its focal point with, to one side, sliding doors onto the rear gardens. To the centre of the house there is a formal dining room, beside which there is a cloakroom and a utility room with its own entrance onto the back garden. To the other end of the house there is a kitchen/breakfast/living room that stretches from the front to the rear of the property, with a kitchen area to one end, a dining area to the centre and a living area to the other end. The kitchen is equipped with a

comprehensive range of floor-mounted units and cupboards with laminate work surfaces over and the floor is laid to ceramic tile. Upstairs there four good-sized bedrooms the principal of which has an ensuite shower room. The remaining bedrooms have a family bathroom, while two of the bedrooms are fitted with an array of wardrobes. The property is in need of some modernisation, has engineered Oak floors in the hall and on the landing, has gas fired central heating, an intruder alarm system, a camera security system and double glazing.

Outside

To the front of the property is a gated access flanked by wall, giving way to a substantial area of gravel that provides parking and turning for a number of cars with, to one side, access to a garage. To the other side there is a formal area of garden laid to lawn. To the rear of the property the gardens are organised for ease of maintenance, with a large terrace that stretches much of the width of the house and provides an excellent outside entertaining area during the summer months, beyond which the garden is laid to one side to lawn and the other to gravel. The lawn is enclosed by a number of

former herbaceous borders which have been laid to slate and will make a good blank canvas for the keen gardener. There are two sun awnings to the rear of the property, one off the kitchen the other off the sitting room.

Services & Local Authority

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

Dorset Council 01305 251010.
Council tax band: F.

Situation

The property is situated on the Western side of Bridport, close to open countryside and walks, but also within walking distance of the town's shops and facilities. Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent

arts and music events. West Bay has its harbour and beaches and a variety of small businesses catering for everyday needs Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports, golf and riding opportunities are plentiful in the area and there are several beaches to choose from. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Directions

From our offices proceed North up to Buckydoo Square, turning left at the lights into West Street. Follow the road over two mini roundabouts and just past the entrance to the medical centre turn right into West Gables Close. The property will be found on the left hand side.

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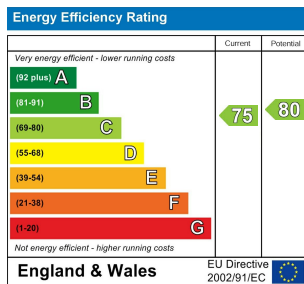
West Gables Close, Bridport, DT6

Approximate Area = 1947 sq ft / 180.8 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 2118 sq ft / 196.7 sq m

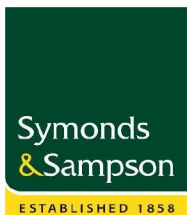
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2022. Produced for Symonds & Sampson. REF: 1023152



BridportSA/14/06/24



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