



## Happy Island Way, Bridport

A recently modernised one bedroom end terrace house with a private garden and allocated parking, situated within a peaceful edge of town location.

Guide Price  
**£195,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Happy Island Way, Bridport, DT6 4JZ

- Recently modernised throughout
- Close to Bridport town centre
- Allocated parking and private garden
  - One bedroom

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092







### The Property

This one bedroom end of terrace house has been recently modernised, with works including a new kitchen, new floor coverings and redecoration throughout. Now presenting in good order, and with an allocated parking space and private garden, the property would be an ideal first time buy or buy-to-let investment.

The property opens into an inner porch, with a large store to the right hand side. This leads into the open plan living space, with double doors onto the private garden. The kitchen adjoins the living space and is fitted with a range of wall and base units with a gas cooker and space for necessary appliances. On the first floor, there is the generous double bedroom which benefits from a built-in wardrobe and a recently modernised shower room, comprising a shower, WC and wash hand basin.

### Outside

Double doors from the living space open onto the rear garden, which is designed for ease of maintenance being largely laid to gravel creating a delightful seating area with plenty of space for potted plants. There is a large shed and a gate providing rear pedestrian access.

In addition, there is allocated parking a short walk from the front door.

### Situation

The property is situated on the Eastern side of the town centre, within easy reach of all the town's amenities. 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. It has a variety of shops, public houses and restaurants within walking distance, catering for a range of tastes and 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. 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

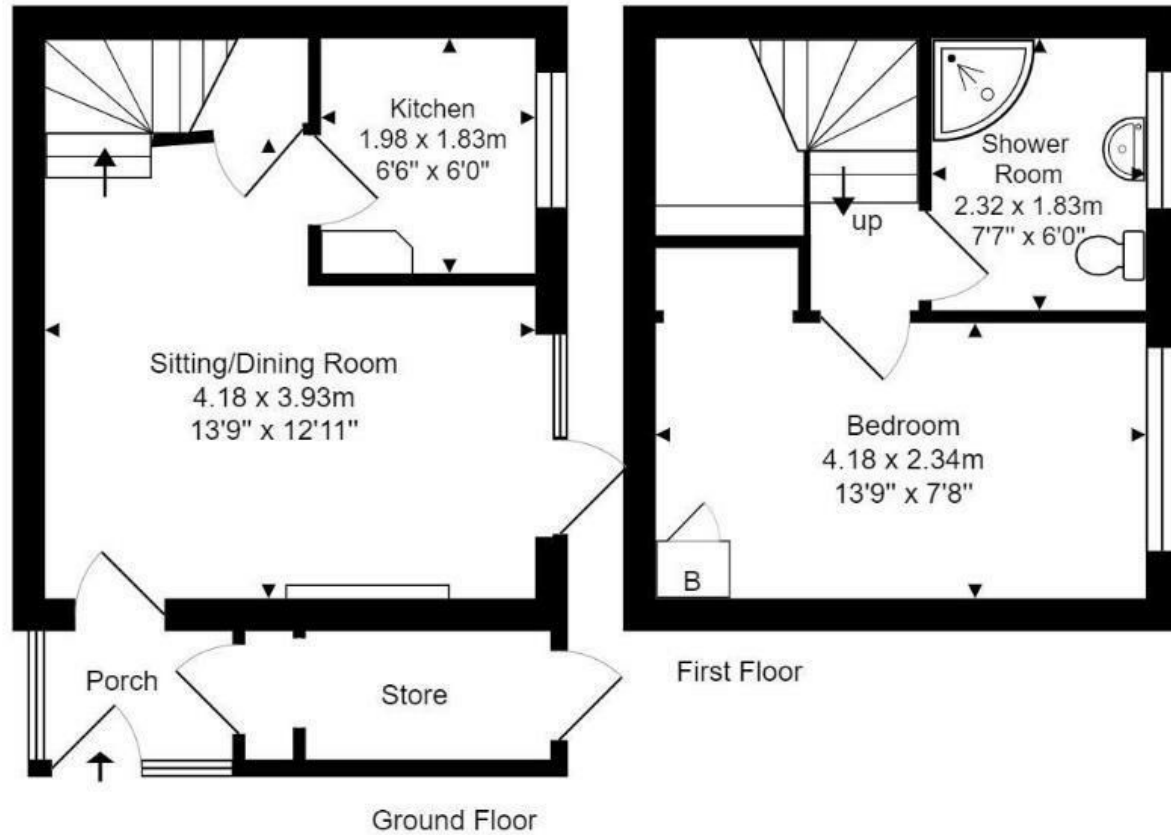
Mains water, gas, electricity and drainage.  
Gas fired central heating.  
Broadband speed: Superfast broadband is available.  
Mobile phone coverage: Network coverage is good both indoors and out.

### Local Authority

Dorset Council - 01305 251010  
Council Tax Band: A  
EPC: D

### Directions

From our office in South Street go north to the traffic lights and turn right into East Street. At the roundabout, turn left into Sea Road North and take the first right into Jessop Avenue. Continue up the road and take the first left into Happy Island Way. The bungalow will be found shortly after on the right hand side denoted by a For Sale board. What3Words///apple.imply.poorly



Ground Floor

First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Total Area: 43.4 m<sup>2</sup> ... 467 ft<sup>2</sup> (excluding store)  
 Not to scale. Measurements are approximate and for guidance only.

Bridport/DME/rev. 190624

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