



Mount Pleasant, Bridport

A substantial detached three bedroom bungalow with low maintenance gardens, off road parking and a garage in a tucked away position within walking distance of the town and Allington Hill.

Guide Price
£500,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Mount Pleasant, Bridport, DT6 5EL

- Spacious and flexible accommodation
 - Off road parking and garage
- Tucked away position close to amenities
 - Low maintenance garden
 - Pleasant views across the town
 - Beautifully presented throughout

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This beautifully presented three bedroom bungalow is situated in a quiet cul-de-sac within easy reach of the town and its amenities. The property is found in the top corner of the cul-de-sac enjoying an elevated position and therefore views across the town toward the countryside beyond. The property has recently undergone a programme of renovation with works including a new kitchen, new bathroom, creation of an ensuite shower room to the principal bedroom and new floor coverings throughout and now presents in excellent order.

The bungalow is conventionally arranged around a large central hallway with built-in storage. To the front is the sitting room, a spacious L-shaped room with a large front facing window providing ample natural light and framing the pleasant outlook. This room is large enough to accommodate both a sitting area and dining area to each end. The kitchen is at the back of the property, fitted with a variety of floor and wall mounted units with a tiled splash back and worktops with an integrated dishwasher and an

eye level electric double oven and hob. There is space for a fridge/freezer and further space to accommodate a dining table and chairs. There is a utility room with further fitted units, an additional sink and space for a washing machine. Off the utility are two good sized storage cupboards and a rear door leading outside to a covered porch with a pedestrian door leading into the single garage and a separate door providing access into a secondary utility room which houses the boiler.

There are three bedrooms, two of which are large double rooms and one a comfortable single. Both the double rooms are light and airy with double aspects, and the principal bedroom benefits from an ensuite shower room. The contemporary family bathroom is fitted with a white suite comprising a bath, wc and sink.

Outside

To the front of bungalow is a driveway providing off road parking and giving way to the single garage with up and over door, power and light. To the rear, there is a paved path

immediately abutting the bungalow that wraps around the property, beyond which is a raised area of lawn. To the right hand side is a more substantial area of lawn and to the left is a terrace with space for garden furniture and from which the views can be enjoyed.

Local Authority

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

Services

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

Situation

The property lies on the North Western edge of the town, within easy distance of all the amenities. 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. 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. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.



Mount Pleasant, Bridport

Approximate Area = 1234 sq ft / 114.6 sq m
 Garage = 179 sq ft / 16.6 sq m
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 1448 sq ft / 134.5 sq m
 For identification only - Not to scale



GROUND FLOOR

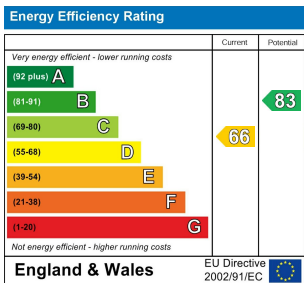


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2022. Produced for Symonds & Sampson. REF: 887786



Directions

From our offices in South Street, head north to the traffic lights and turn left into West Street. At the second mini roundabout, turn right onto the B3162 signposted Salwayash. Continue over the zebra crossing and the turning for Mount Pleasant will be found on your left hand side shortly after My Dentist. What3Words///editor.grinders.expect.



Bridport/DME/270624/REV



01308 422092
 Symonds & Sampson 23 South Street
 Bridport
 Dorset
 DT6 3NU
 bridport@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

