



Symonds
& Sampson

West Road
Bridport, Dorset

West Road

Bridport
Dorset
Bridport
DT6 5JU

A charming two bedroom cottage on the outskirts of the town with beautifully kept gardens and countryside views.



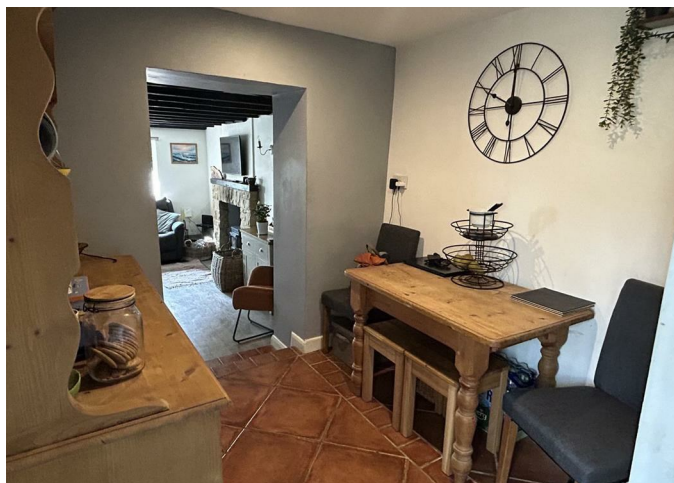
- Two bedrooms
- Country and hillside views
 - Conservatory
- Beautifully kept gardens
 - Off road parking



Guide Price £305,000

Freehold

Bridport Sales
01308 422092
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THE DWELLING

The cottage lies on the outskirts of the town close to the popular village of Symondsburry. It has been sympathetically modernised under the current ownership, and boasts period features and a detached, yet delightful garden which has been well established and maintained and enjoys open country views to the rear.

ACCOMMODATION

The living room is the main reception space of the house, fitted with a wood burning stove and exposed beams. It is accessed via a spacious and most useful porch, an ideal space for coats and boots. Heading through a dining area is the modern fitted kitchen. It is fitted with both floor and wall mounted units, with an integrated electric oven and hob. There is space for a washing machine and access up to the garden via a back door. The shower room is situated on the ground floor and is fitted with a white suite comprising a large walk-in shower, wc and sink.

Upstairs, there is a bedroom at the front of the house and the principal bedroom is to the rear, with a spacious dressing area. Stepping out of the principal bedroom is a conservatory, which allows access to the garden at the rear. It is a private space which enjoys evening sun during the summer months.

OUTSIDE

The garden is accessed via a pathway shared with the adjoining house. The garden has been lovingly cared for over the years and is a fantastic feature of the property. It is planted with various fruit trees and plants including pear and apple trees. The garden backs onto open fields at the rear and enjoys 360 degree country views from the top. There is a useful garden shed, log store and at the top of the garden, a pergola.

SERVICES

Mains electricity, water and drainage are connected. Electric heating. Broadband - Ultrafast broadband is available. Mobile phone coverage - Network coverage is mostly good indoors and good outdoors. Dorset Council 01305 251010. Council Tax Band B. EPC: D.

SITUATION

The property is situated towards the edge of the bustling and vibrant market town of Bridport. Bridport 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, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///grabs.distilled.debater.

MATERIAL INFORMATION

There is a right of access through a neighbouring garage for rear access to the garden. There is a shared pathway to the rear that the neighbouring cottages have access over. There is spray foam insulation in the loft.

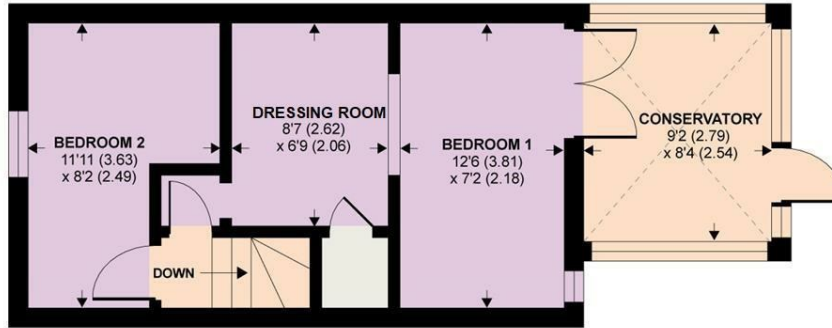


Energy Efficiency Rating		Current	Potential
Very energy efficient (greenest rating)	A	84	
Energy efficient	B		
Decent	C		
Below average	D	68	
Below average	E		
Below average	F		
Below average	G		
Very poor energy efficient (greenest rating)			

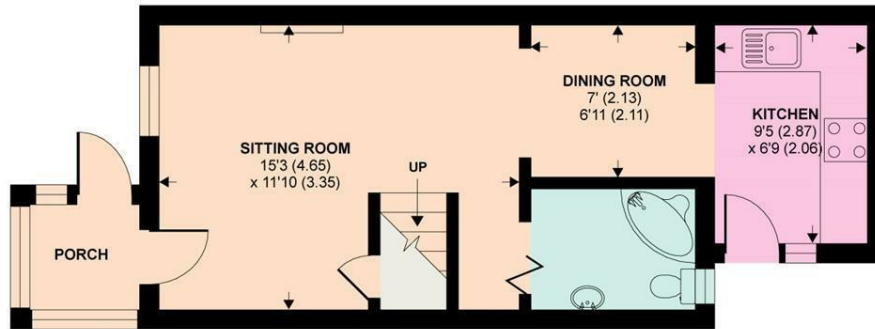
England & Wales
EU Directive 2002/91/EC

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APPROX. GROSS INTERNAL FLOOR AREA 735 SQ FT 68.2 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Bridport/DME/020924



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