



## Hardy Road, Bridport

A 3 bedroom bungalow in a sought after area with garage and parking.

Guide Price  
**£490,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**Hardy Road,  
Bridport,  
DT6 3AZ**

- Generous bungalow on an extensive plot
  - 3 bedrooms
- Walking distance to Bridport Town
  - Garage and off road parking

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





### The Property

Hardy Road, a bungalow, makes the most of its corner plot with extensive and well stocked gardens on all sides. On arrival, there is a sloped tarmac drive which leads either through the front garden to the front door or continues down to the garage and rear of the property and gardens.

Through the front door, the property is laid out from a central hall. To the right, there is a large, light filled lounge with dual aspect windows and patio doors giving direct access to the composite decked seating area immediately outside. There is an ornamental fireplace with a wood effect gas fire and two circular windows with feature stained glass.

The kitchen is to be found adjacent to the lounge and comprises a range of wooden base units and wall cupboards as well as a fitted oven, a gas hob and space for washing machine. There is sufficient room to also include a dining table and chairs. The kitchen has a large picture window looking out across the back garden and a fully

glazed back door ensures it is light and airy also with direct access to the decked seating area outside.

The bathroom and separate cloakroom have an attractive and contemporary finish. The bathroom includes a sizeable airing cupboard and laminated flooring.

The other arm of the property houses the sleeping accommodation. There are 3 good sized double bedrooms. The larger bedroom has double aspect windows and large fitted cupboards. The 2nd and 3rd bedrooms have large picture windows with views across the gardens and making the most of the view across Coneygar Hill.

There is UPVC framed double glazing throughout, gas central heating and UPVC guttering and fascia externally.

### Outside

The property benefits enormously from a very large plot imaginatively laid out with several levels and multiple borders of mature planting of shrubs, herbaceous

perennials and evergreen trees.

There is a large garage, car port and workshop/greenhouse all with power supply and plentiful storage. There are multiple seating areas to take in the habitat and wildlife as well as the sun whatever the time of day.

### Situation

The property is situated on the northern side of the town centre, a short walking distance from all the shops and amenities. 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.

Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

### Services

Mains gas, electricity, drainage and water.

Broadband - Superfast broadband is available

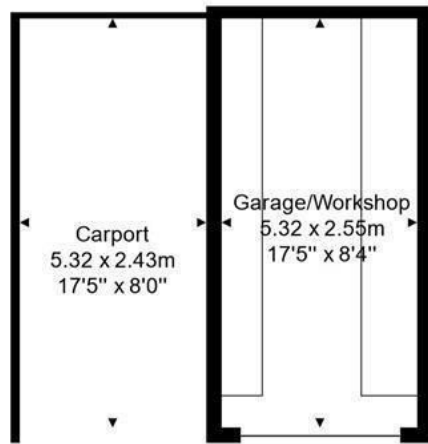
Mobile phone coverage - Network coverage is good both indoors and out.

### Local Authority

Dorset Council - 01305 251010

Council Tax Band: E

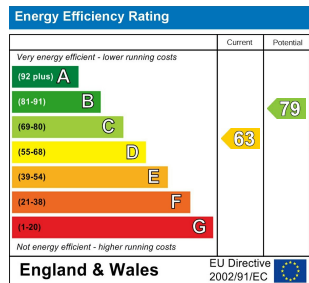
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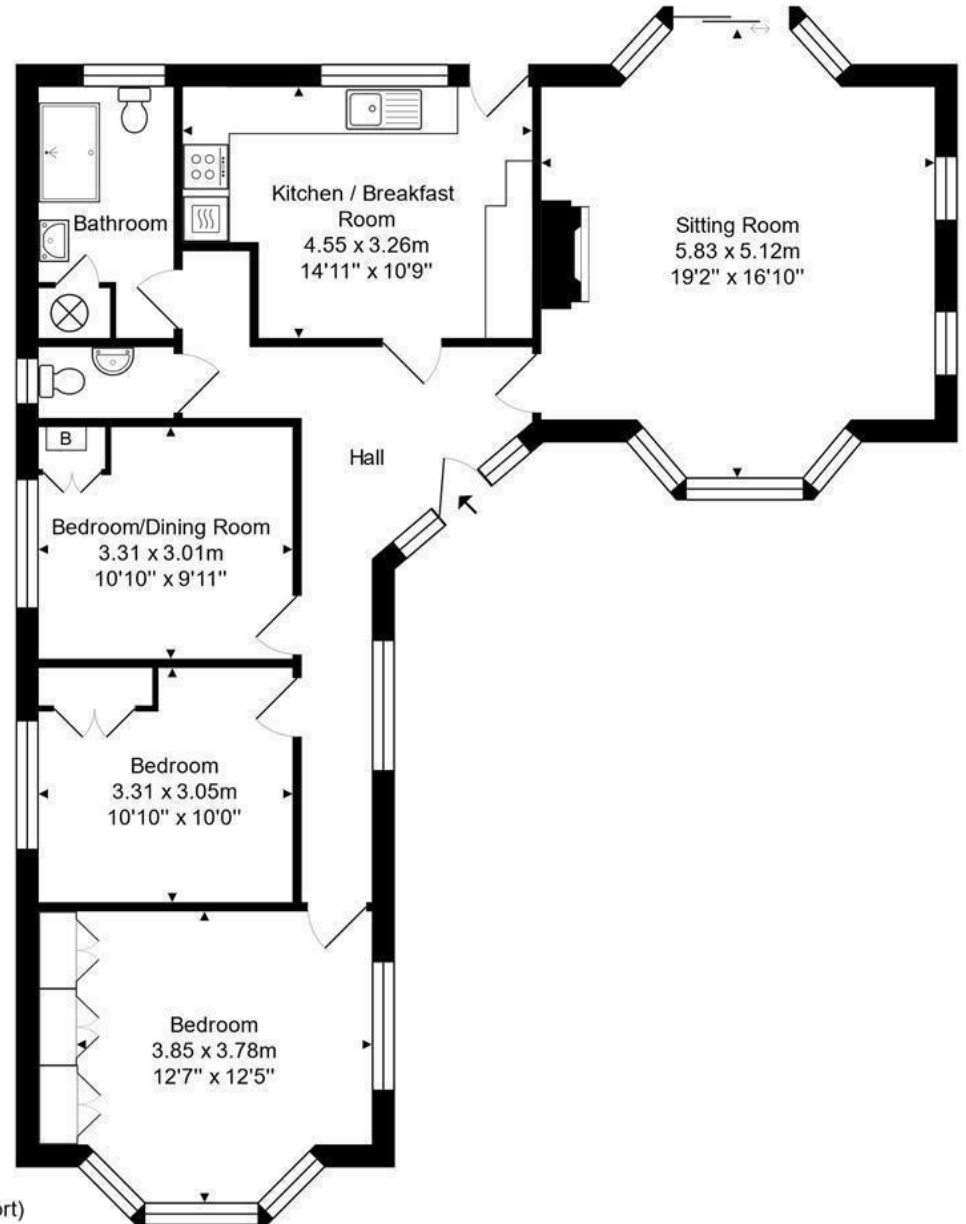
### Directions

From our offices proceed north to Buckydoo Square turning left at the traffic lights onto West Street. Take the first major turning on the right into Victoria Grove and follow the road for approximately half a mile before turning into Conegar Road. Continue down the road and take the second right onto Hardy Road. The property is the first property on the left.

What3Words:///suddenly.safe.fishnet



Not to scale. Measurements are approximate and for guidance only.



Total Area: 98.2 m<sup>2</sup> ... 1058 ft<sup>2</sup> (excluding garage/workshop, carport)

Bridport/DME/22052024/BRI220356/REV

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