

Symonds  
& Sampson



Caley Way  
Bridport, Dorset

# Caley Way

Bridport  
Dorset  
DT6 3HD

A beautifully presented three bedroom bungalow occupying a corner plot in a sought after location.



- Three bedroom extended detached bungalow
  - Edge of village location
  - Well landscaped garden
- Contemporary kitchen/dining room
  - Level plot

Guide Price £500,000

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE DWELLING

The property is a classically proportioned 1970s brick built bungalow that has been extended, refurbished and modernised to a high specification. The property occupies a level corner plot of a quiet and tranquil part of Bradpole.

## ACCOMMODATION

The main feature and hub of the home is the fantastic contemporary kitchen/dining room, with vaulted ceilings and Velux windows allowing for plenty of natural light. The kitchen is fitted with a range of wall and base units with an island unit and breakfast bar, with French doors onto the garden. There is a gas range cooker and double oven, integrated microwave, dishwasher, wine cooler fridge and a large double American style fridge freezer all included. Off here is a useful utility room with space for any additional appliances. The living room is to the front, and is a bright and spacious room, with a large picture window overlooking the front garden.

There are three double bedrooms, the principal of which having built-in storage and a modern ensuite shower room. The family bathroom is fitted with a contemporary white suite comprising a P-shaped bath with shower over, wc and sink.

## OUTSIDE

To the front of the property there is a gravel driveway providing parking and access to the garage, plus a small area of lawn with gated access to the rear garden. The beautiful rear garden spans the width of the property and incorporates two paved seating areas and a summer house. The garden is mostly laid to lawn with a selection of mature specimen shrubs and herbaceous perennials. It is bordered by privet hedging adding to its private and peaceful feel. There is also a raised vegetable bed, shed and a pergola over the main seating area all in all providing for every garden users needs - growing pots, sun lounging spots and entertaining.

## DIRECTIONS

What3words- ///shuffles.upstairs.hoot

## SITUATION

The bungalow is located towards the south of Bradpole village, close to the countryside and a pleasant walk into town. 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne

## SERVICES

Mains gas, electricity, water and drainage.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is limited indoors and good outdoors.

Council Tax Band: E

EPC: D





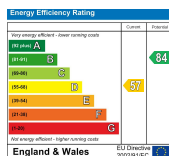
# Caley Way, Bridport

Approximate Area = 1161 sq ft / 107.8 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1303 sq ft / 120.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1216860



Bridport/DME/251124



01308 422092

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



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**