

Symonds  
& Sampson



Willow Way  
Bridport, Dorset

# Willow Way

Bridport  
Dorset  
DT6 4RU

An attractive four bedroom detached property located in a quiet cul-de-sac within walking distance of Bridport town centre, with off-road parking and garage.

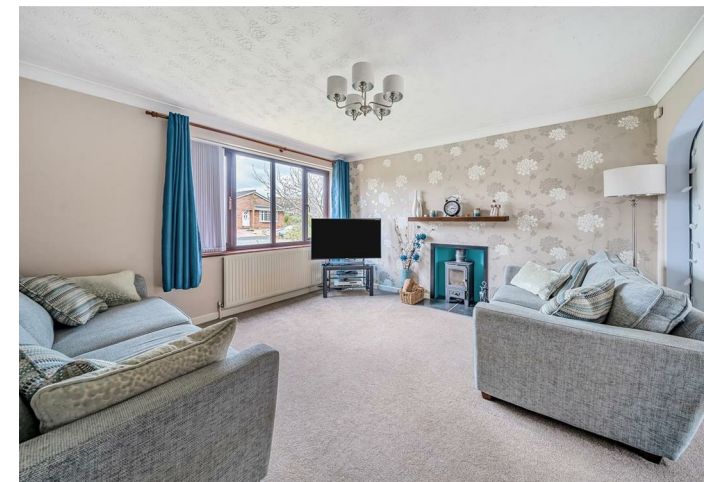


- 4 bedrooms
- Large kitchen/dining room
- Popular location
- Garage



Offers in Excess of £510,000  
Freehold

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



## THE PROPERTY

You enter the property into a hallway where stairs rise to the first floor. Immediately to the left-hand side, there is a ground floor WC. Beyond this is the sitting room, which provides a front aspect window and centres around a wood burner, an archway then leads into the key selling point of the property which is a generous kitchen/dining space. To one side the kitchen, which was installed circa 2020, provides an array of eye and low-level units with a quartz worktop over. There are several built-in appliances including double oven, wine fridge, and hob. Additionally, there is ample space for a washing machine, dishwasher and fridge/freezer. Lastly, to the other side, there is a generous dining space which also benefits from a large lantern light as well as windows overlooking the rear garden.

On the first floor, there are four bedrooms, one of which is currently used as a home office. Two of the bedrooms are to the rear of the property and overlook the rear garden whilst the principal bedroom and one other are located at the front. The principal bedroom and the secondary bedroom both benefit from built-in wardrobe space. Additionally upstairs is the family room which has recently been installed and comprises of a modern walk-in shower and wash hand basin with fully tiled walls and finish to an excellent standard.

## OUTSIDE

To the front of the property, there is ample off-road parking and a generous lawn plus access to the garage.

The rear garden is mainly laid to lawn, but as a large composite decking area and patio. It is facing south west and fully enclosed by fencing and extremely secluded and private. There is pedestrian access to one side and space for a shed to the other.

The garage benefits from an up and over door and provides power and lighting.

## 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.

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: E

EPC: C.



Energy Efficiency Rating	
Current	Potential
81	83
<small>Best energy efficient - lower ratings cost more to run</small> <small>Worst energy efficient - higher ratings cost less to run</small>	
<small>England &amp; Wales</small> <small>EPC 2023/18/C</small>	

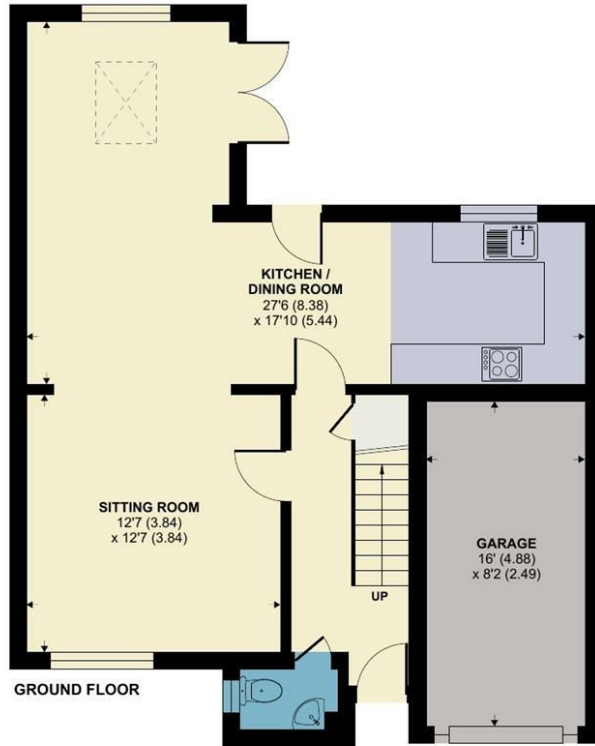
# Willow Way, Bridport

Approximate Area = 1173 sq ft / 108.9 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1298 sq ft / 120.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1120264



Bridport/DME/rev280125



01308 422092

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



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