



Symonds
& Sampson

Coneygar Park
Bridport, Dorset

Coneygar Park

Bridport
Dorset
DT6 3BA

Detached 3/4 bedroom bungalow in a peaceful location with panoramic views in need of refurbishment.



- Panoramic sea views
- Refurbishment opportunity
- Peaceful location within walking distance to the town centre
- Garage & parking



Guide Price £550,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Harbour Lights is so named as the view to the rear of the property looks straight down to the sea at West Bay framed by East Cliff on the left and West Cliff on the right. It truly is a wonderful view. The property occupies a peaceful position away from passing traffic on a private road at the top of Bridport within short walking distance of the town centre itself. The property itself is believed to have been built in the 1970s and although it is in working order now requires refurbishment to bring it firmly into the 21st century.

ACCOMMODATION

The accommodation was originally envisaged to work with the sleeping accommodation on the east side and the living accommodation to the west however it can be used in any number of ways - it is flexible living at its best. The sitting room is a particularly spacious room stretching from front to the rear of the original property, with a formal dining area to one end and a sitting area to the other. To one end of the sitting room a door leads through to the kitchen, equipped with a comprehensive range of floor and wall mounted units for cupboards. A garden room runs 2/3 of the width of the property behind with a door to one side that

leads through to a reception room that would make a good fourth bedroom or a study. The bedroom to the centre of the bungalow has in the past been used as a dining room. There are two further bedrooms served by a shower room and a WC with all three bedrooms having built-in wardrobes. The property has gas fired central heating and is double glazed.

OUTSIDE

The property is approached along a private road that leads through to a substantial area of hardstand that provides parking for a number of cars. To one end of the bungalow there is an attached garage equipped with an up and over door and a covered storage area to one side. A terrace runs the full width of the house and makes an unusually good entertaining area during the summer months from which to take in the best of the views. The gardens behind are terraced and are filled with an array of mature herbaceous, shrub and tree planting. To the far corner of the garden there is a useful timber garden shed, there is a lean-to greenhouse to one side of the terrace along with a useful block built workshop.

SITUATION

Just walking distance from the former rope making town of Bridport. Bridport has a thriving arts scene and a comprehensive range of shops public houses and restaurants supplemented by a twice weekly market. The World Heritage Jurassic Coast lies nearby at West Bay.

DIRECTIONS

what3words
///someone.grips.everybody

SERVICES

Mains Electricity, Gas, Water & Drainage
Superfast Broadband is available in this area
Mobile phone coverage can be limited in this area

LOCAL AUTHORITY

Dorset Council: 01305 221000
Council Tax Band: E

AGENTS NOTE

There is a Coneygar Park Residents Association fee of approximately £100 per annum.





Harbour Lights, Coneygar Park, Bridport

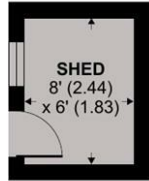
Approximate Area = 1451 sq ft / 134.8 sq m

Garage = 119 sq ft / 11 sq m

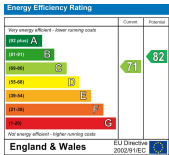
Shed = 48 sq ft / 4.4 sq m

Total = 1618 sq ft / 150.3 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1165960



Bridport/SVA/Rev050225



01308 422092

bridport@symondsandsampson.co.uk
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