



Symonds
& Sampson

Elizabeth Avenue
Bridport, Dorset

Elizabeth Avenue

Bridport,
Dorset DT6 5BA

Delightful detached three bedroom bungalow with far-reaching views, a garage and a workshop all within walking distance of Bridport town and beach.



- Local town views
 - Garage
- Private driveway
- South facing garden

Guide Price £475,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

19 Elizabeth Avenue lies on the south-west corner of Bridport in an elevated position that allows it to take in some wonderful views over the Bridport roofscape to the country, beyond and towards West Bay. The property has a seaside feel to it with some lovely plank floors throughout with the main living accommodation lying across the south side of the property, taking in the sun for much of the day. The property is also perfectly placed halfway between the town and West Bay both of which lie within walking distance.

ACCOMMODATION

The accommodation is arranged around a central hallway with a flowing set of living spaces stretching across the rear of the property with a study area giving way to a sitting area and in turn to a dining area and a kitchen. The picture windows to the rear take in the views down to West Bay and over the garden while the kitchen is fitted with a comprehensive range of floor and wall mounted units and cupboards with space for a gas/electric cooker with a extractor hood over, a fridge/freezer and a washing machine. To the front of the property there are three good bedrooms one of which is currently used as a study served by both a bathroom fitted with a shower over the bath and a separate second WC.

On the lower ground floor there is a useful workshop area and an integral garage that is equipped with an electric remotely operated up and over door with a door to the end leading through to a UPVC conservatory. The property is in good decorative order throughout, has gas fired central heating and UPVC double glazing.

OUTSIDE

The gardens are a particular feature of the property and have been planted with an array of mature herbaceous and shrub planting designed to give shape colour and form throughout the year both to the front and rear. To the left hand side of the property there is a hard stand that provides parking for a number of cars and access to the integral garage.

The rear gardens are southerly facing with an area laid to timber decking to one side that provides an excellent outside entertaining area during the summer months beyond which the gardens are laid out with a series of paths meandering through a central lawn edged by further herbaceous, shrub and tree planting. To one side of the garden there is a useful greenhouse.

SITUATION

The property lies on the Southwestern edge of the town, with easy access to all the facilities. 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.

DIRECTIONS

What3words///steps.ounce.buying

SERVICES

Mains water, electricity and drainage. Gas fired central heating.

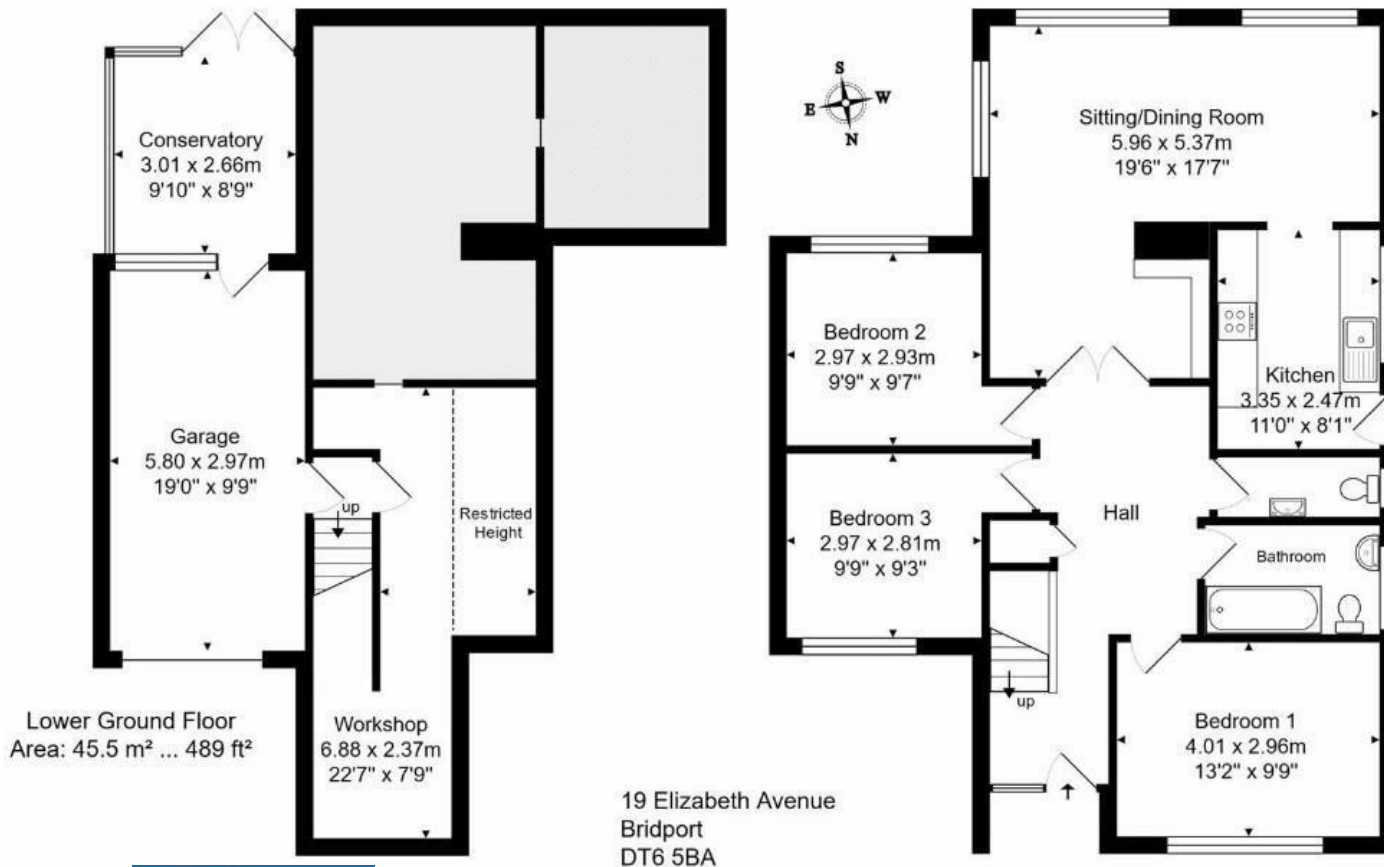
Broadband - Ultrafast speed available

Mobile - Indoor coverage is limited/likely and outside is overall likely.

<https://checker.ofcom.org.uk/>

Council Tax Band: E (Dorset Council - 01305 251010)
EPC: C





Lower Ground Floor
Area: 45.5 m² ... 489 ft²

Ground Floor
Area: 90.3 m² ... 972 ft²

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Bridport/SA/02042025



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



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