

Symonds
& Sampson



Dodhams Farm Close

Bridport, Dorset

Dodhams Farm Close

Bridport
Dorset
DT6 3EZ

Beautifully presented detached home situated in a popular cul-de-sac on the outskirts of Bridport.



- Beautifully presented throughout
- Garage/workshop and driveway
 - Four double bedrooms
 - Countryside views
 - Popular location
- Stylish fixtures and fittings

Guide Price **£550,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Understood to have been built circa 1990, this four bedroom detached home has undergone a significant programme of modernisation and refurbishment and now presents in excellent order throughout. Situated in a popular cul-de-sac on the edge of Bridport town, the property boasts off street parking, a garage/workshop space and enjoys views of the surrounding countryside.

ACCOMMODATION

The property is conventionally arranged around a spacious entrance hallway, with the dual aspect living room to one side with glazed doors opening into the separate dining room/playroom. The kitchen/breakfast room is to the rear, and is fitted with a comprehensive range of wall and base units with space for appliances. There is ample space for a dining table and chairs to one end, with sliding doors onto the garden. Also on the ground floor is an attractive cloakroom.

Upstairs, a generous landing provides access to the four bedrooms. The bedrooms to the front enjoy elevated views over the town to the surrounding countryside, with the principal bedroom having a contemporary ensuite shower room. The stylish family bathroom is fitted with a white suite comprising of a roll top bath with shower over, wc and sink.

OUTSIDE

The property is set back from the road, with a driveway leading to the garage and a small front garden with a vegetable patch to the side. The garage has been divided with a stud wall to create storage and a home office space, which can be removed if required. The rear garden is simply laid out, with a paved terrace immediately adjoining the property and a raised area of lawn beyond. There is a useful storage area to the side, with access leading to the front.

SERVICES

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

Broadband: Superfast broadband is available.

Mobile phone coverage: Network coverage is mostly limited indoors and good outdoors.

(<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: E

SITUATION

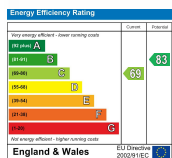
The property is situated on the edge of the bustling and vibrant market town of Bridport. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering 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, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///occupiers.candidate.fetches





DODHAMS FARM CLOSE
TOTAL APPROX. FLOOR AREA 1518 SQ.FT. (141.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2016



Bri/DME/290525



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
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 or 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