



Symonds
& Sampson

Sparacre Gardens
Bridport, Dorset

Sparacre Gardens

Bridport
Dorset DT6 3NB

Beautifully presented semi-detached family home situated within walking distance of Bridport town centre.



- Within easy walking distance of town centre
 - Four bedrooms
 - Off road parking
- Open plan kitchen diner perfect for entertaining

Guide Price **£525,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This semi-detached home is situated in a quiet cul-de-sac within level walking distance of the town's amenities. The house has been well maintained and improved over the years and presents in excellent order throughout, and benefits from a south west facing rear garden, off street parking and distant sea views from the front of the property.

ACCOMMODATION

Understood to date back to the 1930s, the property has been sympathetically improved and extended over the years, blending original character features with all the modern amenities one would expect. The hub of the home is the fantastic open plan kitchen/dining room which creates a sociable space perfect for entertaining. The room is triple aspect with exposed brickwork in the extension and a double sided log burner with wooden mantel and tiled hearth creating a lovely focal point. The fully fitted kitchen with quartz worktops comprises an island and breakfast bar with induction hob and extractor above, plus an integral full size fridge and freezer, dishwasher and pantry cupboard. The room benefits from oak flooring with underfloor heating, ambient lighting and a lantern roof light. There are floor to ceiling sliding doors with remote controlled blinds which open on to the garden. There is plenty of room for a large dining table. A separate dual aspect living room is to the front, with a bay window with a built in window seat and useful storage below. The double sided log burner creates a focal point in this room, with a marble mantel and surround and tiled hearth. Also on the ground floor is a useful utility room and cloakroom.

Upstairs there are four bedrooms, the principal of which has built-in wardrobes, an ensuite shower room fitted with a Burlington walk-in shower, basin and WC, decorative black and white floor tiles and part tiled walls. The three other bedrooms are served by a family bathroom fitted with an Edwardian style Burlington suite comprising a shower over a rolltop bath with claw feet, basin, WC with high-level cistern and heated towel rail. The floor has decorative patterned tiles whilst the walls are partly tiled.

OUTSIDE

The enclosed rear garden is south west facing, with a level paved area immediately adjoining the kitchen diner, an ideal space for al fresco dining. The garden is laid mainly to lawn with some shrub and small tree planting around the edges and next to the patio. To the front are steps leading up to the front door and a stone patio with planters which runs across the width of the property. From here there are distant sea views. A pedestrian gate on the right hand side provides access to the rear. Off street parking for two to three cars is sited opposite the property. One of the spaces is used by the current owner to site a storage shed.

SERVICES

Mains gas, electricity, water and drainage.
Broadband - Superfast broadband is available.
Mobile phone coverage - network coverage is likely both indoors and out (<https://www.ofcom.org.uk>)
Dorset Council 01305 251010
Council Tax Band: C
EPC: C

SITUATION

The property is within level walking distance of the heart of Bridport, 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 an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric-a-brac. 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. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words:///fence.stilted.snacking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(81-91) A		
(61-80) B	73	78
(41-60) C		
(21-40) D		
(11-20) E		
(1-10) F		
Not energy efficient - higher running costs		
G		
England & Wales		
EU Directive 2002/91/EC		

Sparacre Gardens, Bridport

Approximate Area = 1330 sq ft / 123.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced by Symonds & Sampson. REF: 1316079



BRI/DM/01072025



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