

Symonds
& Sampson

Green Lane

Bridport, Dorset

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Bridport
Dorset DT6 4DY

Delightful three-bedroom property in a generous plot with huge potential with lovely views just a walk to the town and into the surrounding countryside.



- Garage and parking
- Countryside views
- Short distance to town
 - Large garden
 - No forward chain



Guide Range £350,000 - £375,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk

THE DWELLING

This property is believed to be built in the 1970s and has classic brick elevations under a tiled roof. This property is all about both its position and its potential. It lies in an elevated position on the east side of Bridport looking over Bridport town towards Colmers Hill with good immediate walking to be had onto the local country to one side and a short walk into Bridport town itself to the other. In terms of potential, although the property is in need of some updating, the size of the plot and the configuration, subject to obtaining the necessary planning consents, lends itself to reorganisation and enlargement.

ACCOMMODATION

The property is simply laid out with the main body of the living accommodation lying on one side of the house with a sitting area focused on a fireplace to the front of the property flowing through to a dining area with double doors onto the gardens behind to the other. From the dining area a door leads through to a fully fitted kitchen which again overlooks the rear gardens. Also on the ground floor is the third bedroom or perhaps an additional reception room while upstairs there are two good bedrooms each with built-in double wardrobes served by a bathroom with a shower over the bath. The property is double glazed and has a contemporary gas-fired boiler.

OUTSIDE

To the front of the property there is a driveway to one side providing parking and access to the garage which is equipped with an up and over door. By the side of the driveway the gardens are laid to lawn punctuated by a number of mature shrubs. The rear garden is a particular feature of the property with a substantial paved terrace stretching across the rear of the property creating an outstanding entertaining area during the summer months overlooking both the gardens and the countryside beyond. This gives way to the formal gardens which are for the most part laid to lawn with areas of herbaceous and shrub planting to the edges and a lovely rose border running down the middle. An archway to the end leads through to an area that has in the past been a vegetable garden but is now for the most part laid to stone chippings for ease of maintenance. Within this part of the garden there is a garden shed and a greenhouse.

SITUATION

This property is in walking distance of Bridport Town centre, nearby bus links and supermarkets. Also close by are a good choice of walks including Asker Meadows (which also makes a pleasant route into town) and Bothenhampton Hill. Bridport is situated by the River Brit and is a busy, active market town and popular holiday area, designated as being in an Area of Outstanding Natural Beauty, where

street markets are held twice weekly. The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, a World Heritage Site.

DIRECTIONS

What3words:///dripped.limped.clarifies

SERVICES

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

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

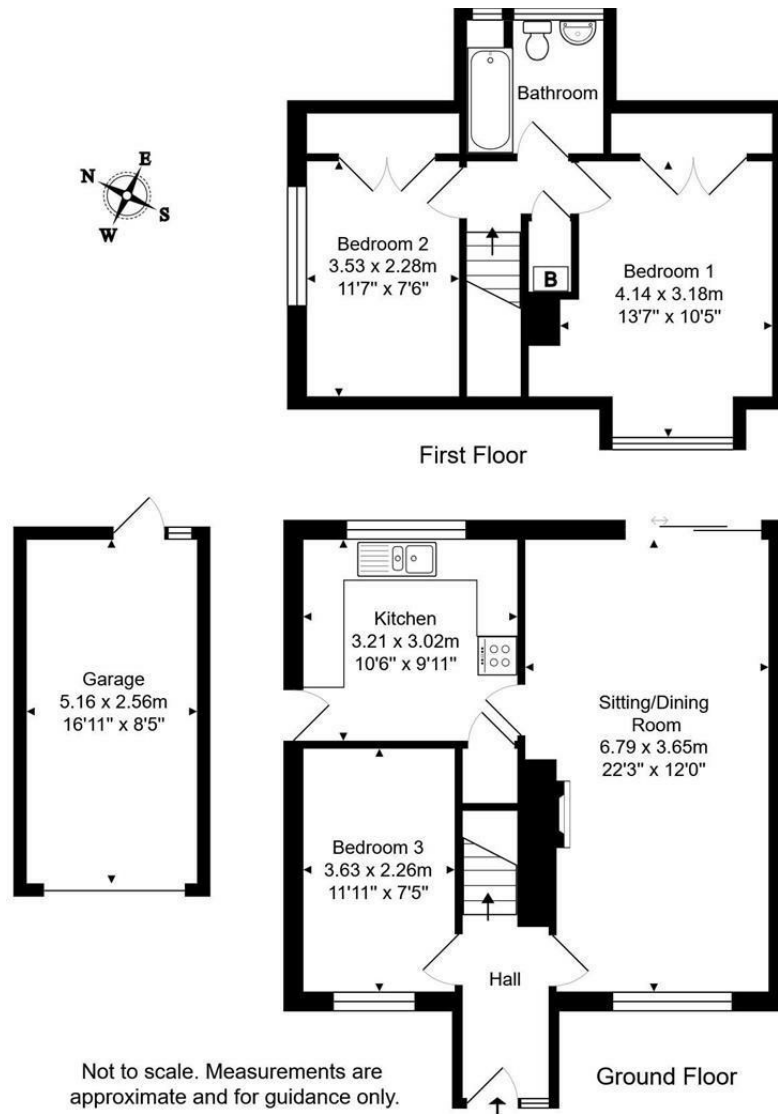
(<https://checker.ofcom.org.uk/>)

Council Tax Band: D (Dorset Council - 01305 251010)

EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
85-94	B		
75-84	C		
65-74	D		
55-64	E		
45-54	F		
35-44	G		
2-34	H		
1-2	I		
Not energy efficient - higher running costs			
England & Wales		80	55
EU Directive 2002/91/EC			



Total Area: 83.1 m² ... 894 ft² (excluding garage)



Bridport/SVA/14082025



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