



Symonds
& Sampson

The Spruce

Foundry Lea, West Road, Bridport

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Foundry Lea
West Road
Bridport
DT6 5JR

An attractive new build house now available off plan with completion to be confirmed.



- Three bedrooms, including principal bedroom with ensuite
 - Edge of town location
 - Enclosed garden
 - PV panels
 - Parking and EV charger

Guide Price **£425,000**

Freehold

Bridport Sales
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THE DWELLING

Foundry Lea is a new development situated close to Bridport town and the stunning Jurassic Coast, comprising of homes embracing contemporary design, while retaining classic architecture and traditional build quality. The Spruce is an impressive three bedroom detached house with eco credentials in mind with PV panels and an enclosed garden and parking.

ACCOMMODATION

The property is conventionally arranged around an entrance hallway with a cloakroom. The kitchen/dining room is to one side spanning the full depth of the house with French doors onto the garden and the sitting room is to the other side. Upstairs are three bedrooms, the principal of which having an ensuite shower room with the other rooms being served by a family bathroom.

The purchasers will have a choice of standard fitted kitchens and sanitaryware*. Please contact the office for further information. The property will include a NHBC 10-year warranty.

SERVICES

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

PV panels.

Dorset Council Tel: 01305 251010.

Council Tax – New build, awaiting banding.

SITUATION

The property is situated on the Western side of Bridport in a brand new development. Bridport is a bustling market town and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay has its harbour and beaches and a variety of small businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west.

MATERIAL INFORMATION

The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Example images on the brochure are from a typical show home.

*Dependent on build stage.





Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"



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