



Gore Cross Way  
Bridport





Offered for sale is this end of terrace property situated in the popular village of Bradpole, Accommodation to the property includes four-bedrooms including a generous converted loft room, kitchen/diner and bathroom. The property has a good size front and rear garden with lawn, decking and patio areas. EPC rating D.

The village of Bradpole, is located just on the outskirts of the charming market town of Bridport, within close proximity to a good variety of amenities. Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Within the town's boundary also lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline. Local facilities include comprehensive shopping facilities, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole. Train links to London Waterloo and Bristol Temple Meads run from the County Town of Dorchester, located 15 miles east.





Entrance to the property is via a storm porch area with front door leading to the hallway with stairs to the first floor and a door taking you through to the well-presented sitting room. The room offers an attractive fireplace with multi-fuel burner and storage and shelving to the side. The dual aspect offers plentiful natural light to the room and a sliding door leads through to the open-plan kitchen/dining room.

The kitchen area is furnished with a modern kitchen offering both wall and base level units with worksurface over, sink and drainer. There is space for white goods and the current Rangemaster, five-ring hob, will remain as part of the sale. There is a side window and rear aspect door that leads to the garden (currently boarded up) and a rear aspect outbuilding offering excellent storage. The dining area offers plentiful space for dining table and chairs. French doors lead directly to a decked area.

There are three bedrooms on the first floor with built-in storage to bedrooms one and two.

The bathroom is fitted with a white suite including corner jacuzzi bath with shower over, wash hand basin and WC. The walls are part tiled and there are two windows offering natural light.

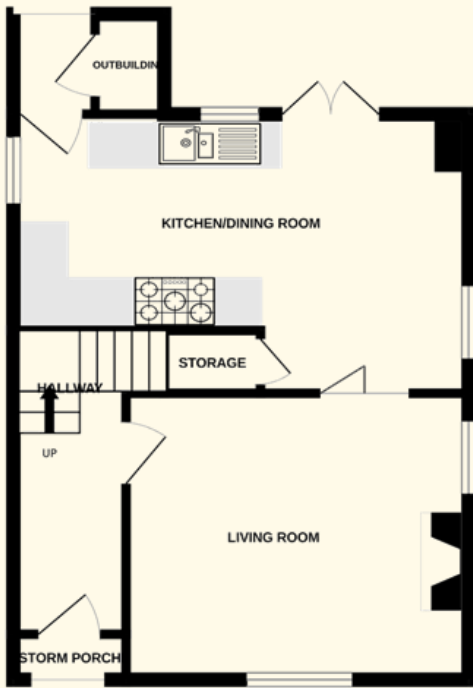
The loft space has been converted to offer a generous room and offers versatility to this lovely family home.

Externally there is a good-size rear garden with a raised decking leading direct from the property and providing a perfect spot for garden furniture. Steps lead to a lawned area with stepping stone and steps to a patio area. Furthermore, there is a shared path, with the neighbour, leading from the front of the property through to the rear. A side gate offers direct access to the garden.

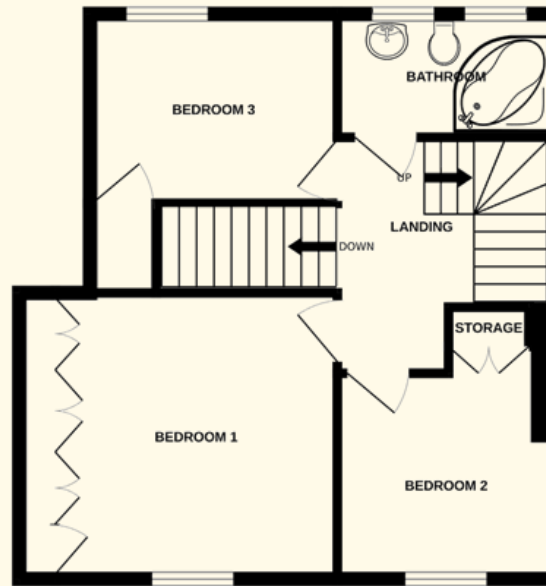
**Agents Note:**

The property is subject to Section 157 of the Housing Act 1985.

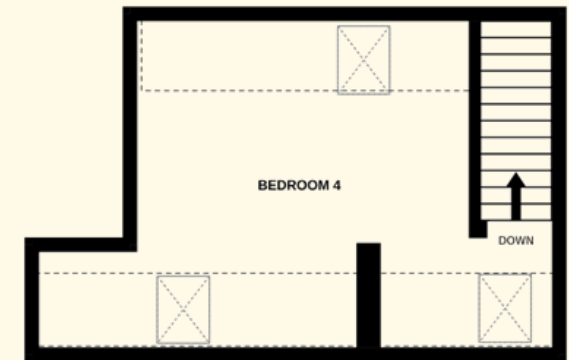
**GROUND FLOOR**  
439 sq.ft. (40.8 sq.m.) approx.



**1ST FLOOR**  
461 sq.ft. (42.8 sq.m.) approx.



**2ND FLOOR**  
247 sq.ft. (23.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1147 sq.ft. (106.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Room Dimensions:**

|                     |                                     |
|---------------------|-------------------------------------|
| Sitting Room        | 4.24m x 3.53m (13'11" x 11'07")     |
| Kitchen/Dining Room | 3.35m x 5.51m (11'00" x 18'01") max |
| Outhouse            | 0.89m x 1.24m (2'11" x 4'01")       |
| Bedroom One         | 3.53m x 3.56m (11'07" x 11'08")     |
| Bedroom Two         | 2.84m x 2.69m (9'04" x 8'10")       |
| Bedroom Three       | 3.07m x 2.34m (10'01" x 7'08")      |
| Bathroom            | 2.59m x 1.52m (8'06" x 5'0")        |
| Bedroom Four        | 6.76m x 4.24m (22'02" x 13'11") max |

**Services:**

Mains electricity, water and drainage are connected.  
Mains gas fired central heating.

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**Flood Risk:**  
Zone 1

**Local Authorities:**  
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is B.