



Townsend Way
Bradpole

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This well-presented, detached family home is set in the area of Bradpole, Bridport and within an Area of Outstanding Natural Beauty. Accommodation includes two reception rooms, kitchen, four bedrooms (including a main bedroom with en-suite shower room), a family bathroom, and a convenient ground floor WC. Outside, the property boasts an enclosed garden, attractively planted with a variety of shrubs and borders. Additional features include a double garage and gated off-road parking for approximately 3–4 vehicles. EPC rating of C.

Bradpole is a charming village in the parish of Bridport, located just about 1 mile northwest of Bridport town centre. It has a Holy Trinity Church, plus a chapel of ease—St. Andrew's, now redundant. The village supports community life with a butchers, village hall, and recreational facilities. The countryside around Bradpole is beautiful, with excellent opportunities for walking and enjoying nature, including access to bridle paths and the South West Coast Path via West Bay.



Upon entry, you are immediately taken through to an internal porch area, before heading into the property's hallway where access is granted to all ground floor rooms, including the WC.

There are two reception rooms at the property, including a front-aspect sitting room with a bay window, central gas fireplace, and ample space for comfortable seating. The dining room is also of a good size, with French doors that open directly onto the rear garden, allowing for a seamless connection.

The kitchen is fitted with a range of neutral wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a five-ring electric hob and double oven. A utility area provides an additional sink and space for a further appliance.

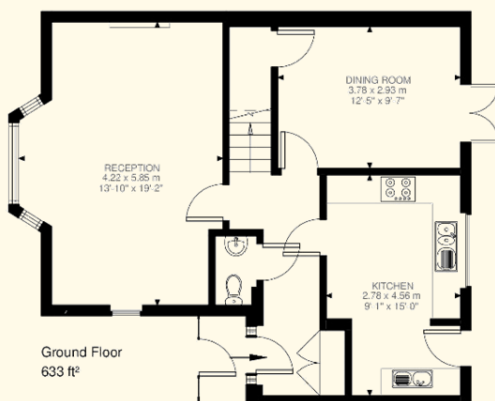
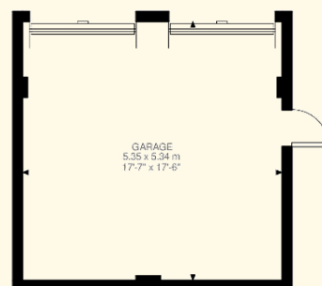
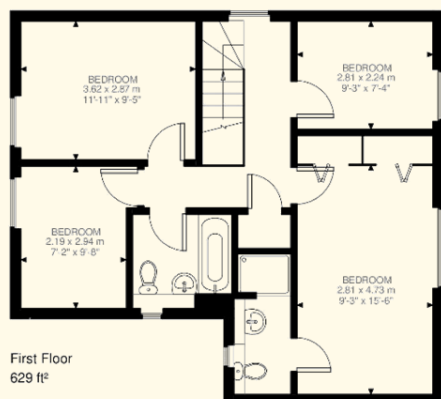


On the first floor, there are four bedrooms and a family bathroom.

All bedrooms benefit from either a front or rear aspect window, allowing plentiful natural light to enter the rooms. Bedroom one in particular, also benefits from fitted wardrobes and en-suite facilities.

The family bathroom is furnished with a panel enclosed bath with shower attachment, WC and wash hand basin.

The property sits within a private, enclosed garden that is mainly laid to lawn and is well stocked with mature plants, shrubs and trees. A paved patio area, ideal for outdoor dining and entertaining, lies directly to the rear of the property and extends around to the side. Furthermore, there is a detached double garage with two electric up-and-over doors, along with gated off-road parking.



Townsend Way, DT6
Approximate Gross Internal Area
117.23 SQ.M / 1262 SQ.FT
(EXCLUDING GARAGE)
GARAGE 28.57 SQ.M / 308 SQ.FT
INCLUSIVE TOTAL AREA 145.80 SQ.M / 1569 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is E.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile service indoor is listed as limited or none depending on the provider and outdoor is likely.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

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.