



25 West Walk
West Bay

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated within the desirable area of West Bay, and within an area of outstanding natural beauty is this delightful, beachy detached bungalow enjoying an elevated position with beautiful countryside, cliff and sea views. This lovely home is located in a quiet and private cul-de-sac location and accommodation includes a sitting room, spacious kitchen and dining room, three bedrooms, family bathroom and WC. An enclosed rear garden, receives a south-westerly facing sunny aspect and a drive offering ample parking with the garage located to the front. EPC rating E.

West Bay, Bridport, is a picturesque coastal village on the Jurassic Coast. Known for its dramatic golden cliffs, scenic harbour, and stunning beaches, it offers a charming mix of fishing heritage and modern seaside attractions. The area gained fame as a filming location for the TV series Broadchurch, attracting visitors keen to explore its breath taking coastal walks and lively waterfront. With fresh seafood, independent shops, and a relaxed atmosphere. West Bay is a popular and sought after location. Surrounded by beautiful countryside, nearby Bridport is renowned for its friendly and vibrant culture, twice weekly market and fantastic reputation for quality local food and art. Local facilities include a post office, 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.



Upon entry, a part-glazed feature stain-glass door takes you through to porch area creating an ideal space to decant outdoor wear. A WC is offered to the left-hand-side. From there, an internal door leads to the property's hallway, with access offered to all accommodation. Also located in the hallway is a useful storage cupboard.

Located to the front of the property, is the sitting room, a good-sized sunny room, receiving plentiful natural light via double aspect windows and with central wood burner. The room offers a fabulous outlook towards the sea and countryside.

The kitchen is fitted with a range of white wall and base level units with worksurfaces over and tiled splashback. Space is allocated for appliances. There is a sink and drainer with mixer tap and there is an extractor fan. An opening leads through to the dining space, creating an open-plan feel with Velux window and offering direct access onto the rear garden via a set of French doors.



There are three bedrooms at the property, all receiving plentiful natural light via either a front or rear aspect window, whilst bedroom one and two further benefit from being double in size. Additionally, bedroom one offers French doors to the rear garden.

The bathroom has been furnished with a suite including a panel enclosed bath with a shower attachment, WC, heated towel rail and wash hand basin. The room also houses the airing cupboard.

Externally, the home provides an enclosed garden to the rear, with shingle, lawn and patio. The decking offers a wonderful space to enjoy outdoor living and there are two sheds offered. To the front of the home, there is a beautifully kept front landscaped garden, single garage and driveway offering ample parking.

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

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#>

Agents Notes:

Please note there is a management charge of £125.00 per annum.

Broadband and Mobile Service:

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

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

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

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.

GROUND FLOOR 932 sq.ft. (86.6 sq.m.) approx.

