



Dodhams Farm Close
Bridport



Found in an area of outstanding natural beauty, is this well-presented family home offering well-proportioned accommodation within a quiet residential setting. The property boasts accommodation including a generous lounge/diner, kitchen, ground floor cloakroom, four bedrooms, and family bathroom plus en-suite to the principle bedroom. Externally, the front of the property provides a driveway offering ample off-road parking and a single garage. To the rear, is a good size, fully enclosed south-facing garden and a generously sized, timber lean-to storage the length of the property. EPC rating: B

Dodhams Farm Close is ideally situated on the outskirts of the charming market town of Bridport. The town offers an excellent range of amenities including shops, businesses, Arts Centre, church and library. Bridport is well known for its popular twice weekly market and other facilities include health centre, hospital, dentists, leisure centre with swimming pool together with local bus services. Within a short distance of the property are a number of attractive riverside walks and access to open meadows. The popular coastal village of West Bay is approximately 1½ miles to the south, where there is an attractive harbour, bathing beaches and 18-hole golf course. The beautiful coastline, which has been deservedly bestowed 'World Heritage' status, and the surrounding countryside offer a plethora of walking opportunities. Dorchester, the country town of Dorset, is about 15 miles with main line rail service to London and the West Country.



To the front of the property is a garden plot, with path to the front door and lawn area with mature plants creating a natural screen to the neighbouring property. A drive-way offers off-road parking with a footpath extending to a gate providing access to the rear garden.

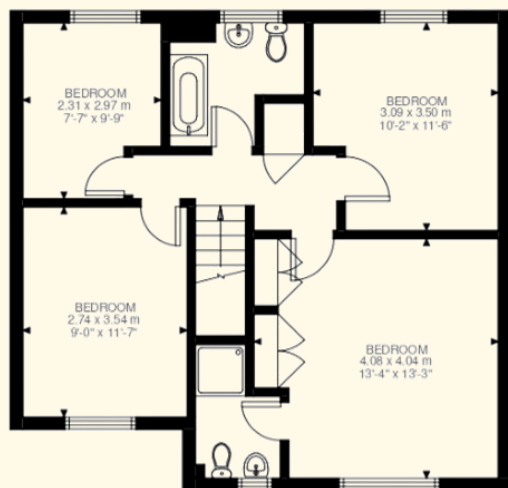
A part-glazed, contemporary front door opens into a welcoming hallway with wooden flooring that continues through to the main living area. This generous and versatile space includes under-stairs storage, a modern vertical radiator and sliding doors to the rear garden. The kitchen is fitted with a range of wall and base-level units with work surfaces over and a sink with mixer tap positioned beneath a window overlooking the garden. There is ample space for freestanding appliances. The utility room provides practical additional workspace and storage incorporating a sink and drainer with plumbing and space for further appliances.

Stairs rise to the first-floor landing accessing all rooms, the airing cupboard and loft hatch. There are four bedrooms at the property with bedroom one being double in size and fitted with plentiful fitted wardrobe space. A door leads to an en-suite with shower, WC and wash-hand basin set within a built-in vanity storage unit. Bedrooms two and three are both generous doubles, while bedroom four is a comfortable single. All bedrooms are finished with carpeted flooring.

The bathroom features a hand wash basin, WC, and a bath with overhead shower.

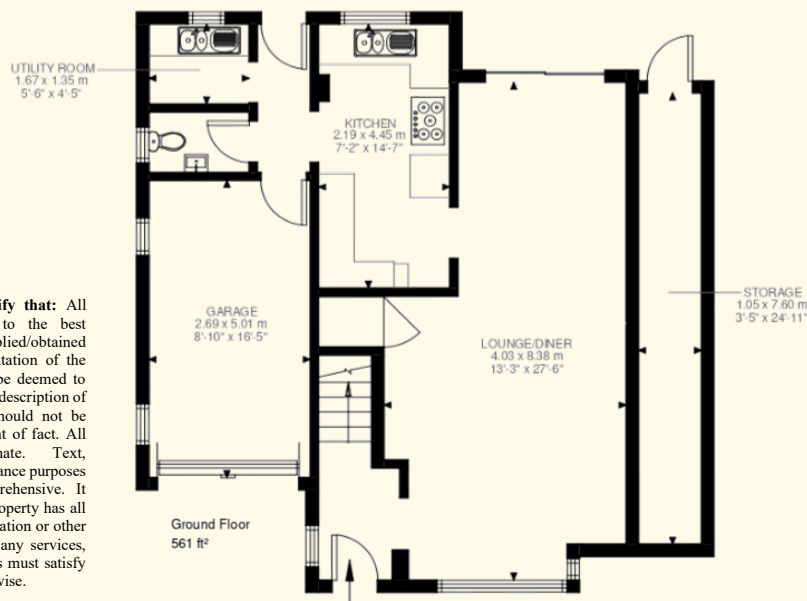
Externally, the property boasts a private, south-facing garden that has been thoughtfully arranged, featuring a lawned area, a patio adjoining the rear of the house and a raised decking area at the far end of the garden, offering an ideal spot for alfresco dining, entertaining, or simply relaxing in the sun throughout the day.

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



Dodhams Farm Close, DT6

Approximate Gross Internal Area
110.55 SQ.M / 1190 SQ.FT
(EXCLUDING GARAGE)
GARAGE 14.62 SQ.M / 157 SQ.FT
INCLUSIVE TOTAL AREA 125.17 SQ.M / 1347 SQ.FT
(EXCLUDING STORAGE)
STORAGE 9.53 SQ.M / 103 SQ.FT
INCLUSIVE TOTAL AREA 134.70 SQ.M / 1450 SQ.FT



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.

Services:

Mains electricity and water are connected.
Gas central heating.
Low electricity bills via solar panels.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

Agents Note:

There are solar panels at the property on a 25 year lease. There are 14 years remaining. There is no additional income generated from the solar panels.

Planning permission to convert the loft into living accommodation with 3 dormer windows and erect single storey rear extension with roof windows was granted in September 2024. Details can be found via the Dorset planning website – application number P/HOU/2024/04241

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#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>