



1 Lower Walditch Lane



1 Lower Walditch

Bridport, DT6 4DD

1 mile to the sea

A charming location for this delightful 2-bedroom bungalow. Situated in a peaceful area, this property offers a cosy retreat for those seeking comfort and convenience. CTB C, EPC C, freehold.

- Semi-detached bungalow
- Nature reserve nearby
- Garage and driveway
- Two double bedrooms
- Sitting room with wood burning stove
- Spacious kitchen
- Conservatory
- Freehold
- Council tax band C

Guide Price £400,000

SITUATION

The bungalow is very well located in the highly desirable residential area on the eastern side of Bridport close to Walditch village and lovely countryside. Jellyfields Nature Reserve is located opposite providing lovely walking opportunities. The area is designated as one of Outstanding Natural Beauty (AONB). The thriving town centre of Bridport is within just 10 minutes walking distance, providing an excellent range of shopping, business and leisure facilities together with a twice weekly market. The coastal resort of West Bay is just to the south with an attractive harbour, beaches and access to the beautiful World Heritage coastline. Lyme Regis, Dorchester and Beaminster towns are also within easy reach.

DESCRIPTION

A well presented two double bedroom semi-detached bungalow with well-maintained gardens, garage and parking on the driveway.



ACCOMMODATION

An entrance lobby gives access to the hallway with doors to all rooms. A light sitting room with wood burning stove benefits from a large picture window onto the front garden. Whilst the spacious kitchen is positioned at the back of the property with ample storage and space for white goods and an oven, leading into the conservatory then onto the back garden. There are two double bedrooms and a family bathroom. A single garage and driveway allow parking for 2-3 cars.

SERVICES

Gas central heating, mains electricity, gas and drains.

Broadband - Standard up to 30 Mbps.

Mobile phone service providers available are EE, Three, O2 (limited indoor) and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport Town Centre, drive down East Street and continue over the roundabout into East Road. Take the second right onto Walditch Road and at the mini-roundabout, first left into Lower Walditch Lane. The bungalow is found on your left hand side.

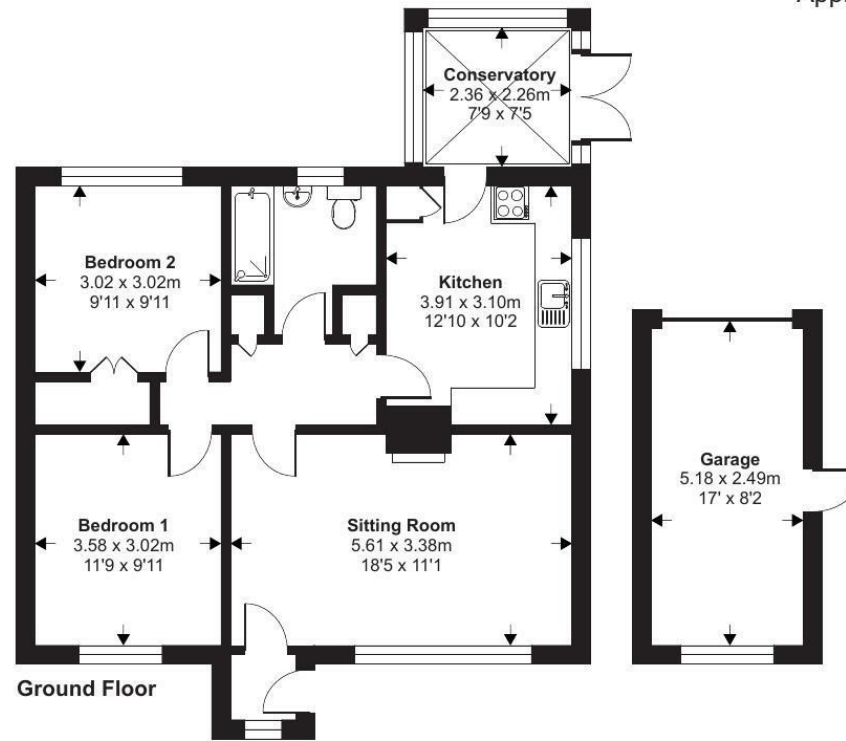
LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk





Approximate Area = 793 sq ft / 73.7 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 931 sq ft / 86.5 sq m
 For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1117920

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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