



30 Wellfields Drive



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Bridport, Dorset DT6 3HJ

Bridport Town Centre 1 mile. Jurassic Coast 3 miles.

A spacious and much improved semi-detached bungalow offering well appointed contemporary accommodation and large gardens in a popular well established residential area.

- Newly improved and extended
- As new throughout
- 2 Bathrooms (1 en-suite)
- Large private rear garden
- Pleasant residential setting
- Impressive contemporary accommodation
- 3 Bedrooms
- Large living/dining room and kitchen/breakfast room
- Long driveway and garage/utility room
- Freehold. Council Tax Band C

Guide Price £420,000

THE PROPERTY

30 Wellfields Drive is a spacious and much improved semi-detached bungalow, with well appointed contemporary accommodation and large secluded garden, in a sought after and well established residential area overlooking a green. The original bungalow was built in the 1970s with brick faced elevations.

Under the current ownership since 2023, the bungalow has been subject to extensive enlargement, alteration and refurbishment to an excellent high standard. The cleverly planned accommodation is now very contemporary with many excellent above-average features.

The impressive specification includes gas-fired central heating with cast iron style character radiators, uPVC windows/doors, rewiring and replumbing, Karndean flooring, well equipped kitchen with quartz worktops/splashbacks and island with breakfast bar, Smeg electric induction hob, Smeg electric oven, wine cooler, space for American style fridge/freezer with plumbing and integrated Hotpoint dishwasher, aluminium bi-folding doors, attractive contemporary wet room/en-suite shower room and bathroom with mains shower over, LED downlighters, built-in wardrobes to dressing room area in principal bedroom and extensive landscaping plus new fencing.



The accommodation extends to large hall with coats cupboard and separate linen cupboard, stunning large open plan living/dining room/kitchen with office/study area, principal bedroom suite – bedroom, dressing room area with extensive wardrobes and en-suite shower/wet room – two further bedrooms, bathroom.

OUTSIDE

There is a long driveway leading to the garage with utility area, plumbing for washing machine, space for tumble drier and electric remote control roller door.

There is a lawned front garden and side pedestrian gate. The rear garden is a further feature being good sized, with large newly paved terrace, areas of lawn, raised bed, rose border, timber decking, summerhouse and outside lighting and power points.

SITUATION

The bungalow is pleasantly situated opposite a well kept green space, in a sought after residential area, within easy reach of Bridport town and within walking distance of a range of amenities including supermarkets, public house, butcher's and schools for all ages. It backs onto a former railway line, which is now a cycle path, with access to Bridport and West Bay. Bridport is a thriving historic market town with an excellent range of shopping, business and leisure facilities. The area is designated as one of outstanding natural beauty (AONB) with glorious open countryside very close by. The popular coastal resort of West Bay and the Jurassic Coast is within five minutes' drive away.

SERVICES

All mains services. Gas-fired central heating.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

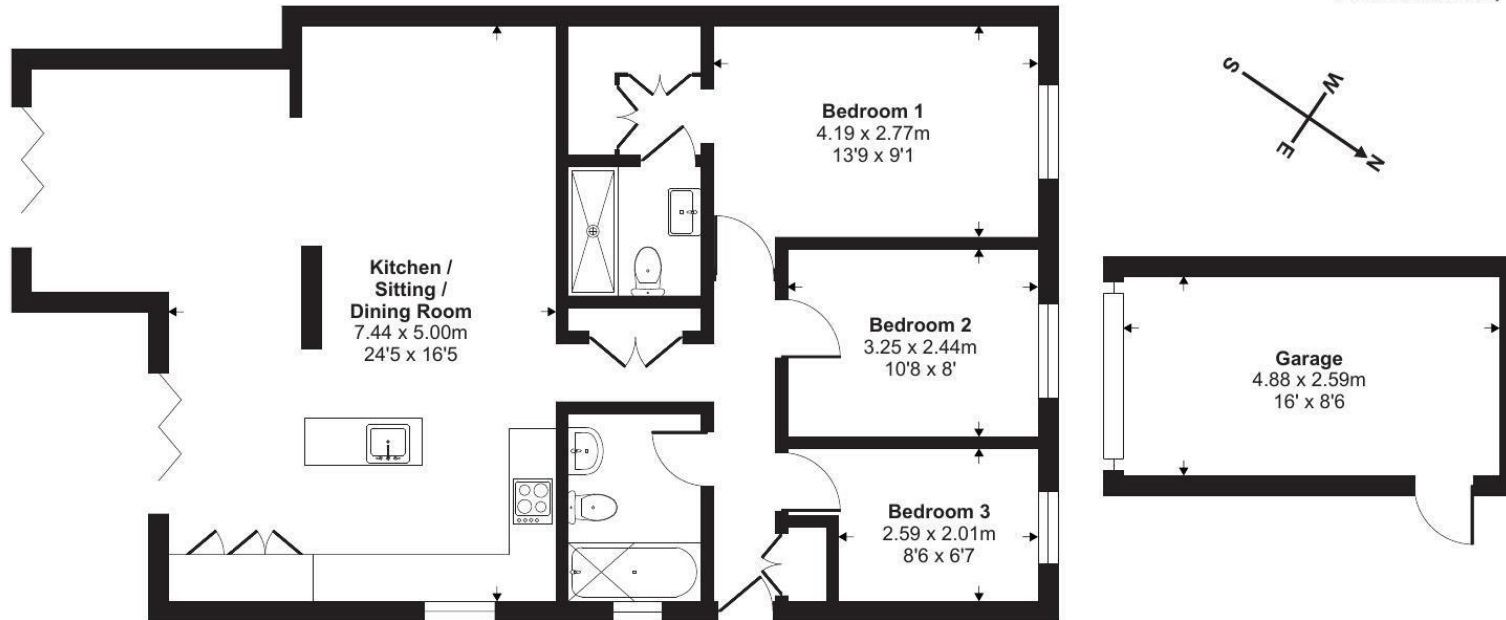
From Bridport town follow the A3066 towards Beaminster and after about ¾ of a mile turn right onto Shoe Lane. Turn left into Wellfields Drive and the property can be found at the bottom on the right, opposite the green.

RESIDENTIAL 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 = 952 sq ft / 88.4 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1088 sq ft / 101 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: 1190940

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(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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