



2, Wellfields Drive



# 2, Wellfields Drive

Bridport, Dorset DT6 3HH

Fantastic three bedroom bungalow with open-plan living/kitchen/dining areas with stylish bathroom, a study and utility room. Parking for 2 cars and a garage.

- Three bedrooms
- Study space
- Garage
- Quartz work surfaces in kitchen
- Freehold EPC C
- Stunning living areas
- Stylish family bathroom
- Parking for two cars
- Utility and WC

Guide Price £395,000

## SITUATION

The bungalow is pleasantly situated, 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.

## DESCRIPTION

A beautifully renovated attached bungalow built in the 1970s with brick faced elevations in a quiet residential area. The property benefits from three bedrooms, a stylish family bathroom, large open-plan kitchen dining room with adjacent sitting room, ideal for family life.



## ACCOMODATION

Entrance hallway leading to three bedrooms with built in wardrobes, large family bathroom with free-standing slipper bath and impressive walk-in shower with monsoon shower head. Large kitchen/diner and sitting room at the rear of the property with a cleverly concealed office space and walk-in utility room with WC.

## OUTSIDE

Front gardens have been landscaped to create tiered areas ideal for planting or displaying pots, a driveway in front of the garage for two vehicles side by side. A single garage which has a partition wall creating a storage area at one end and a gym at the other. (partition can easily be removed if a garage is preferred.)

The rear garden is mainly laid to lawn and offers much privacy.

## SERVICES

Broadband - Standard up to 7Mbps and Superfast up to 70Mbps. Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside in addition to Three for voice and data services 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.)

All mains services. Gas-fired central heating.

## VIEWINGS

Via the selling agent Stags

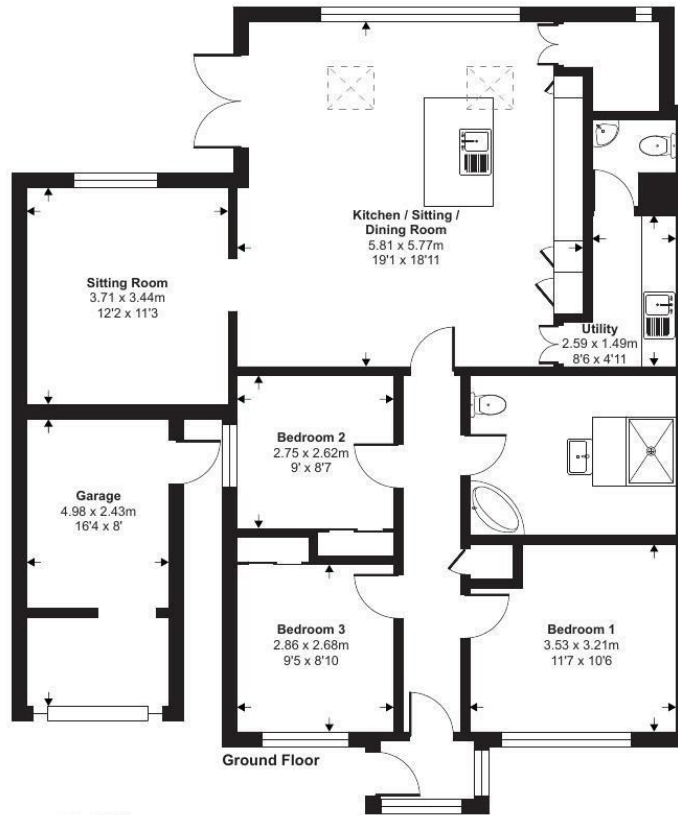
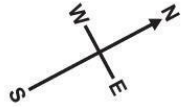
## DIRECTIONS

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 on the left hand side.

## 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](mailto:rentals.bridport@stags.co.uk)






Approximate Area = 1133 sq ft / 105.2 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 1261 sq ft / 117 sq m  
 For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1222007

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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