



Pelican



# Pelican

Folly Mill Lane, Bridport, Dorset, DT6 3PR

Town centre location. West Bay/Jurassic Coast 2 miles.

An attractive and well presented individual detached bungalow with double garage/workshop in a sought after town centre location

- Rarely available
- Spacious well presented accommodation
- Large reception room plus conservatory
- Private south-facing garden
- Extensive parking
- Prime town centre location
- 2 Double bedrooms
- Kitchen/dining room
- Double garage/workshop (potential annexe)
- Freehold. Council Tax Band D

## Guide Price £525,000

### THE PROPERTY

Pelican is a very attractive, individual, detached bungalow with a large double garage/workshop, extensive parking and south-facing garden in a sought after central location within the heart of the town. It was built to a very high standard in circa 1980 with reconstituted stone and rendered elevations. Under the current ownership it has been extensively improved and is very well maintained.

The many excellent features include gas-fired central heating with pressurised hot water system, well equipped kitchen/dining room with solid wood fronted units and comprehensive appliances (Neff electric double oven, gas hob, stainless steel cooker hood and integrated fridge), modern bathroom with spa bath and mains shower, contemporary gas fire to living room, uPVC conservatory, ceramic tiled flooring to the reception hall, kitchen/dining room and bathroom and built-in wardrobes to both of the bedrooms.

The well proportioned and presented accommodation extends to reception hall, living room, conservatory, kitchen/dining room, two bedrooms, bathroom.





There is extensive parking, double garage/workshop offering potential for conversion for an annexe and easily maintained landscaped, south-facing, garden.

This is a special opportunity as properties of this type in the town centre are rarely available. No forward chain.

## OUTSIDE

Good sized tarmac driveway/parking with space for caravan/motorhome/boat storage.

Detached double garage/workshop.

The bungalow stands on a good sized, extra wide, level plot, which has been extensively landscaped for ease of maintenance.

The front garden is down to lawn together with paved pathways and bounded by reconstituted stone low walls with metal railings. There is side pedestrian access to both sides of the bungalow. Very attractive and private enclosed rear garden, enjoying a sunny south-facing aspect with views to Bothen Hill. Principally paved with raised borders, pergola and water feature.

## SITUATION

Occupying a prime, peaceful, location close to the town centre and within only a minute's walk of the shops/amenities and also the river meadows. Bridport is a thriving and historic market town known for its wide streets. There are excellent shopping, business and entertainment facilities, an arts centre, schools and leisure centre together with a highly popular twice weekly street market. The coast at West Bay is only a few miles to the south, with a lovely harbour, bathing beaches and access to the beautiful Jurassic coastline.

## SERVICES

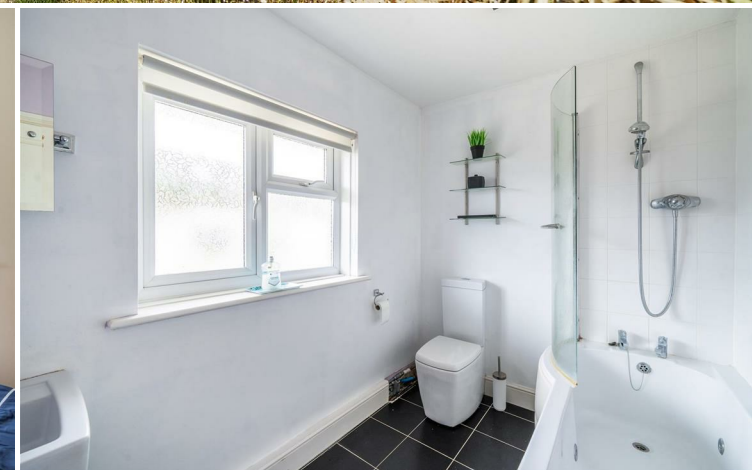
All mains services. Gas-fired central heating.  
Broadband - Standard up to 19Mbps and Ultrafast up to 1000Mbps  
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and out. (Broadband and mobile phone information taken from Ofcom website. Results 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.

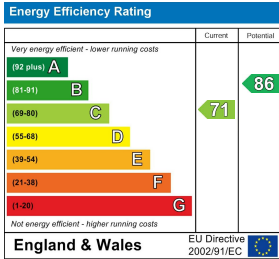
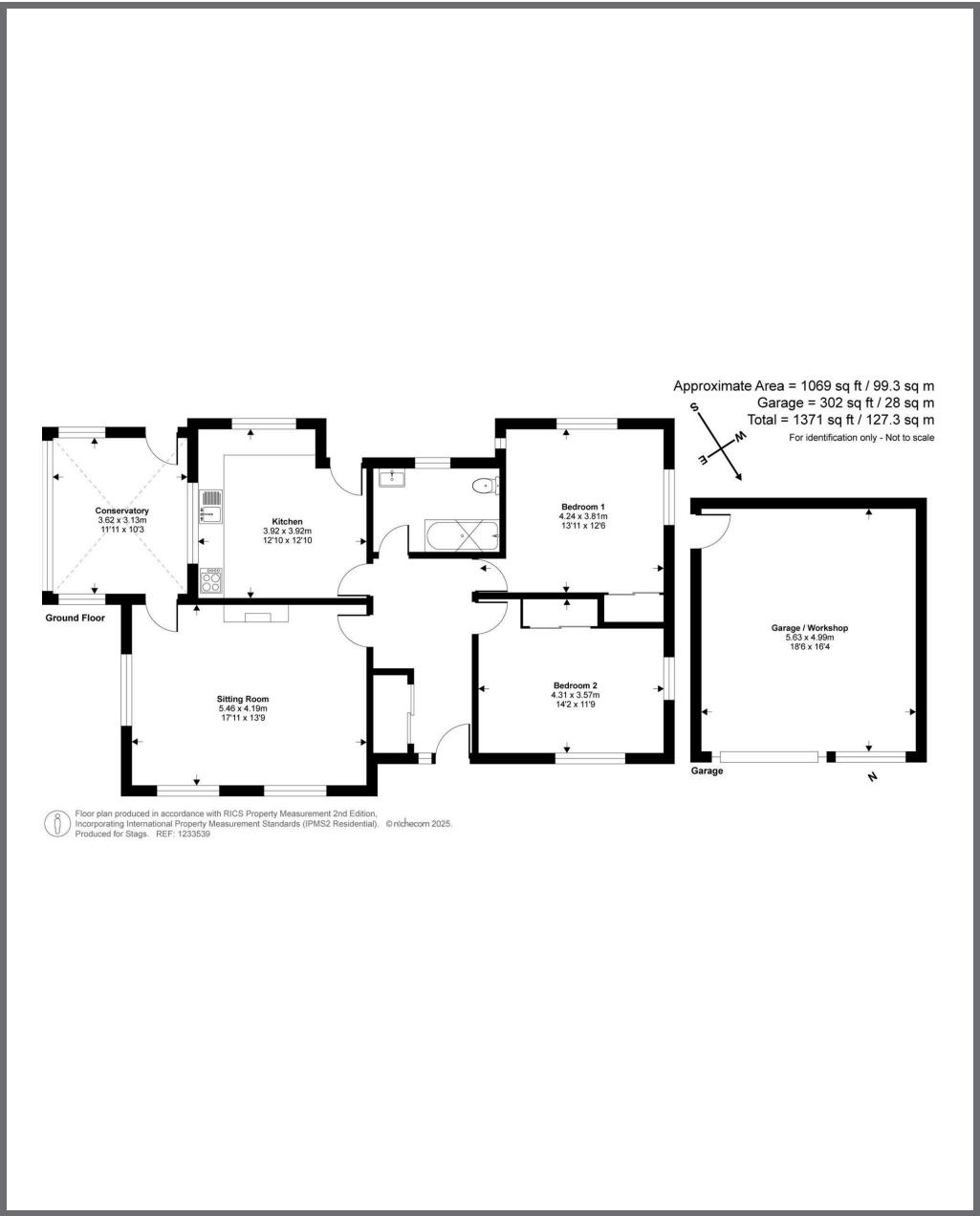
## DIRECTIONS

From Stags South Street office, go almost directly across into Folly Mill Lane. Go past Church Street (on the right) and Pelican is a further 100 yards on the right.





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.



32 South Street, Bridport,  
Dorset, DT6 3NQ

bridport@stags.co.uk  
01308 428000