



Instinct Guides You



Parsonage Road, Bridport, DT6 5ET
£325,000

- Detached
- Three Bedrooms
- No Onward Chain
- Southerly Garden
- Detached Garage & Driveway
- Cloakroom
- Additional Outhouse
- Close To Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Situated in a convenient residential location close to the centre of Bridport, this modern detached three bedroom home offers an impressive open plan lounge/diner, modern kitchen, ground floor cloakroom, detached garage, off road parking and a southerly facing rear garden. Ideally positioned within easy reach of local amenities, schools and transport links, the property presents an excellent opportunity for families, first time buyers and those looking to upsize.

The property is approached via a driveway providing off road parking with access to the detached garage. The front door opens into an entrance hall with stairs rising to the first floor and a convenient ground floor cloakroom. Positioned to the rear is a spacious lounge/diner extending across the width of the property, creating a bright and sociable living space with ample room for both seating and dining furniture. Large windows and doors allow plenty of natural light and provide direct access to the rear garden.

The kitchen is fitted with a range of modern wall and base units with work surfaces over, incorporating some integrated appliances together with space for additional white goods and offering an attractive outlook to the front of the property.

The first floor landing provides access to three well proportioned bedrooms and the family bathroom. Bedroom one is a generous double room benefitting from fitted wardrobes. Bedroom two is a further spacious double, whilst bedroom three offers flexibility as a child's bedroom, guest room or home office. The contemporary family bathroom is fitted with a bath, separate shower enclosure, wash hand basin and WC.

Externally, the southerly facing rear garden has been designed for ease of maintenance with a combination of patio and lawn, providing an excellent space for outdoor dining, entertaining and enjoying the sunshine throughout the day. In addition to the detached garage, the garden also benefits from a useful detached outbuilding, ideal for storage or a variety of uses. Gated side access leads to the garage, whilst the driveway to the front provides convenient off road parking.

Combining practical outside space and a convenient location close to the heart of Bridport, this attractive detached home presents an excellent opportunity to acquire a well balanced property in a popular residential setting.

Lounge/Diner 21'7" x 11'8" (6.58 x 3.56)

Kitchen 11'3" x 9'2" (3.45 x 2.81)

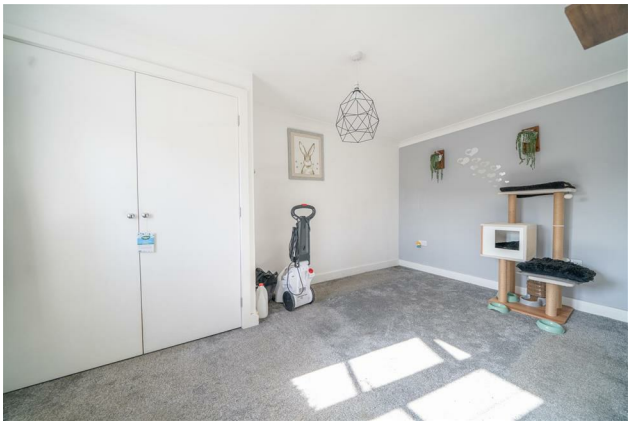
Bedroom One 14'7" x 8'4" (4.45 x 2.56)

Bedroom Two 10'4" x 9'0" (3.17 x 2.76)

Bedroom Three 9'0" x 7'7" (2.76 x 2.32)

Outhouse 15'11" x 7'6" (4.86 x 2.29)





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	83
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

