# 12, Salway Drive

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Salwayash, Bridport, Dorset DT6 5LD

Bridport 2.7 miles. Jurassic Coast 4.8 miles. Dorchester 17.2 miles.

OPEN GUIDE PRICE: £240,000 - £250,000
A delightful two double bedroom bungalow situated in the popular village of Salwayash, benefitting from a good-sized garden, off-road parking and a single garage.

- 2 double bedrooms
- Generous garden
- Great condition throughout
- Contemporary kitchen
- Freehold
- Bungalow
- Single garage and off road parking
- Village location
- Dual aspect kitchen/living room
- CTB: C

## Guide Price £240,000

### THE PROPERTY

12 Salway Drive is a delightful two-bedroom bungalow which has been lovingly renovated by the current owners over recent years. Upon entering, the welcoming entrance hall provides access to both bedrooms and the kitchen/living room.

The kitchen/living room is a particularly appealing space, enjoying a dual aspect and benefitting from doors opening directly onto the garden. A wood-burning stove provides a focal point to the room, which is generously proportioned with ample space for both comfortable seating and a dining table. The contemporary kitchen is fitted with a range of wall and floor-mounted units, together with space for freestanding appliances.

The bedrooms are situated at the opposite end of the property and are both well-proportioned double, each enjoying dual asset. The principal bedroom is particularly spacious and benefits from two built-in wardrobes. A modern shower room serves both bedrooms, with a useful airing cupboard providing additional storage.

## OUTSIDE

The garden is a particularly generous feature of the property, providing an ideal space for both relaxing and entertaining. It can be accessed directly from the kitchen or via a side gate from the parking area. Predominantly laid to lawn, the garden also features a terraced seating area immediately outside the kitchen and enjoys a high degree of privacy.

To the side of the property, there is an allocated parking space together with a single garage, which benefits from power and provides useful additional storage.

## SITUATION

The property is situated in the heart of Salwayash, surrounded by open countryside yet within easy reach of Bridport town centre. The village lies on the edge of both the Marshwood Vale and Brit Valley and benefits from a thriving community. Local amenities include a public house, church, village hall and highly regarded primary school, together with nearby attractions including Washington Farm Shop and Furleigh Estate Vineyard. The surrounding countryside is designated as an Area of Outstanding Natural beauty (AONB), with an abundance of scenic walks accessible directly from the village.

The historic market town of Bridport is just a short drive away and offers an excellent range of shopping, professional and business facilities, together with a popular twice-weekly street market and leisure centre. The coast is approximately a mile further at West Bay, renowned for its picturesque harbour and beach, as well as its access to the stunning World Heritage Jurassic Coast. The historic resort of Lyme Regis and the larger centres of Dorchester, Yeovil and Weymouth are also readily accessible.

## SERVICES

Mains electric, water and drainage. Electric heating.
Broadband - Standard up to 4Mbps and Superfast up to 49Mbps.
Mobile phone service providers available are Three for voice and data services inside and outside and EE, O2 and Vodafone 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).

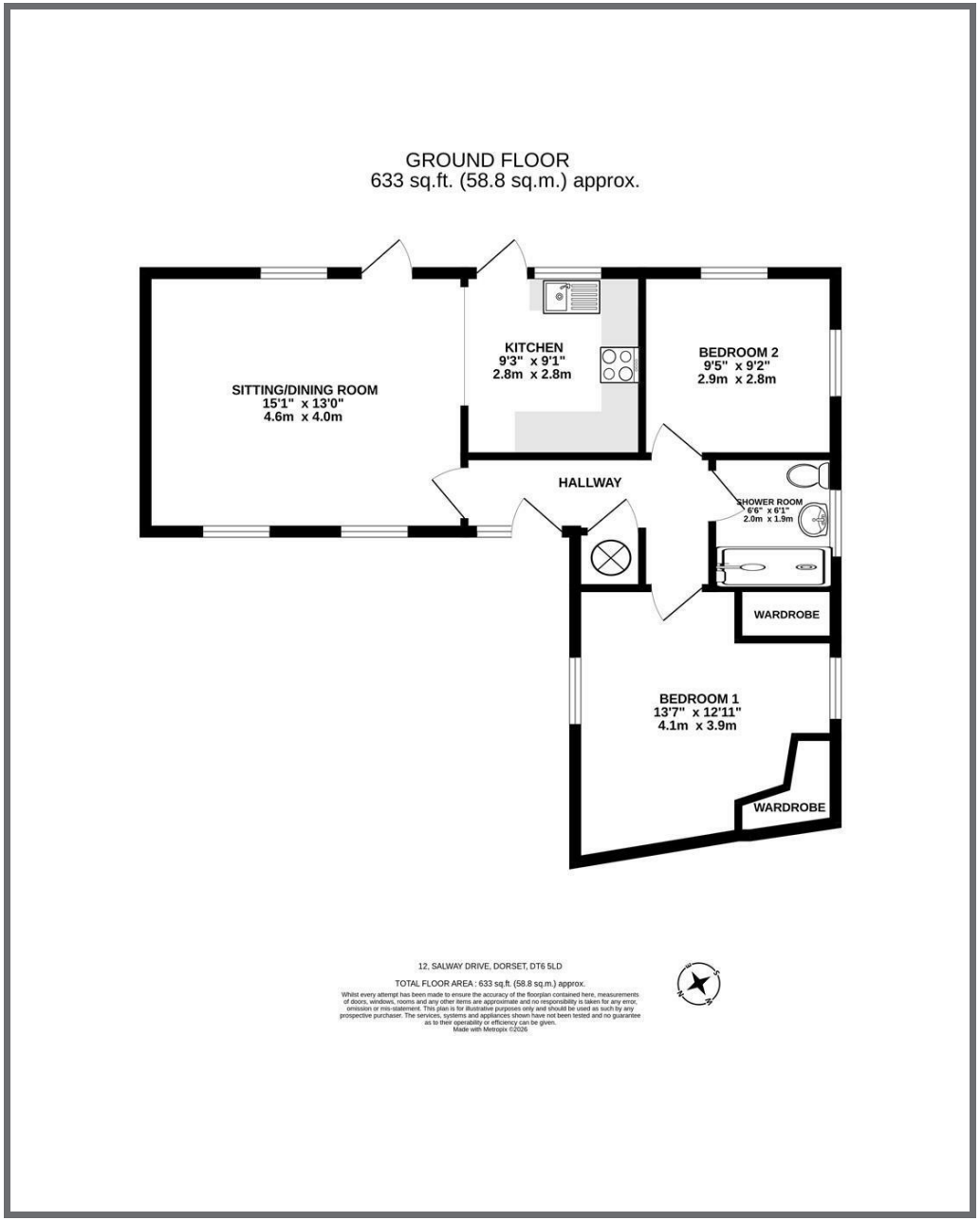
## VIEWING

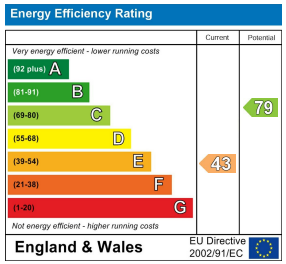
Strictly by appointment through Stags Bridport

## DIRECTIONS

Leaving Bridport take the B3162 through North Allington and continue on this road for just under 2.5 miles. Take the right hand turn into Salway Drive and the property is located on the right hand side.
What3Words: ///bake.districts.table

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.

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