

Symonds
& Sampson



2 De Legh Grove
West Allington, Bridport, Dorset

2 De Legh Grove

West Allington
Bridport
Dorset DT6 5QY

Beautifully presented three bedroom, three bathroom semi-detached town house built in the Georgian style, a short step from Bridport town centre.



- Convenient position on the edge of Bridport
 - Parking and garage
- Stylish presentation throughout
- Views of surrounding areas

Guide Price **£475,000**

Freehold

Bridport Sales
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THE PROPERTY

2 De Legh Grove forms part of a select development built by C G Fry in 2004 and occupies a convenient position on the western side of Bridport. The property is stylishly presented throughout and benefits from an extension created within the roof space for additional accommodation.

The ground floor is centred around an attractive hallway, with the sitting room positioned to the front and featuring an attractive fireplace with coal-effect gas fire. A cloakroom is also accessed from the hallway. To the rear is the main daytime living space, comprising an attractive kitchen/dining room with a formal dining area and well-equipped kitchen. The room benefits from a practical ceramic tiled floor, while double doors open from the dining area onto the terrace. The kitchen is fitted with a comprehensive range of wall and floor-mounted units, incorporating a built-in electric double oven, integrated fridge/freezer and dishwasher, together with space for a washing machine.

On the first floor, the principal bedroom benefits from a triple wardrobe and en-suite shower room, together with views towards the surrounding hills. The second bedroom overlooks the front and is served by the family bathroom, which has a shower over the bath. The spacious first-floor landing incorporates a useful study area.

The second floor provides a particularly attractive third bedroom, created within the roof space, with views towards Colmers Hill to one side and Bothen Hill and Bridport town to the other. The room also benefits from built-in wardrobes and an additional shower room.

OUTSIDE

To the rear of the property there is an attractive walled garden, with a paved patio area making a good outside entertaining area during the Summer months, beyond which there is an area laid to lawn. To one corner a door leads through to a garage that is equipped with an up and over door, lights and power. Beside the garage there is an enclosed gated secure parking area that the current owner uses as an extension to the garden as there is plenty of parking outside the garage and parking area, or on the street to the front of the property.

SITUATION

The property is situated on the Western side of Bridport in a small development of similar cottages and houses. Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay has its harbour and beaches and a variety of small businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the

east and Axminster to the west. Walking, water sports, golf and riding opportunities are plentiful in the area and there are several beaches to choose from. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words:///grudge.regime.reflector

SERVICES

Mains water, electricity and drainage. Gas central heating. Broadband - Ultrafast speed available. Mobile - EPC:

LOCAL AUTHORITY

Dorset Council 01305 251010

Tax Band: E





De Legh Grove, West Allington, Bridport, DT6 5QY

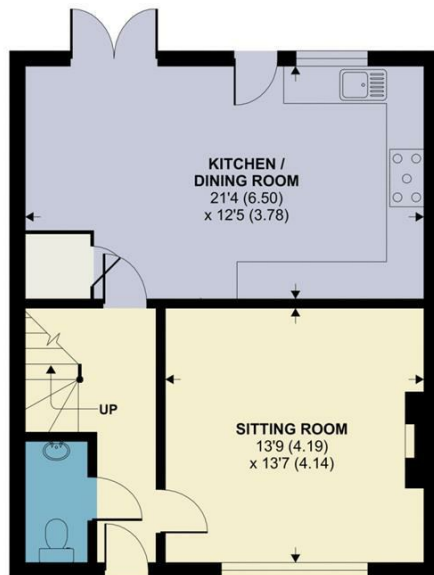
Approximate Area = 1476 sq ft / 137.1 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

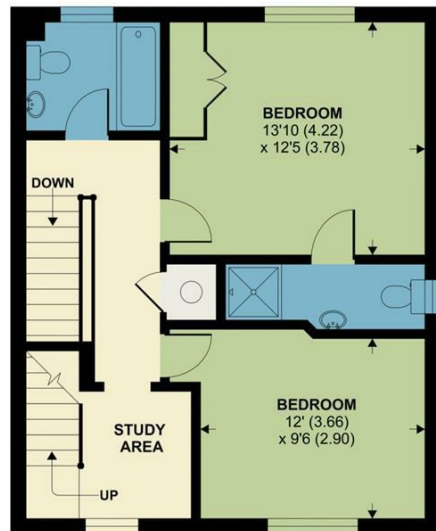
Total = 1551 sq ft / 144 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Energy efficiency (kWh/m²/year)	Current	Potential
79	82	
Energy efficiency (kWh/m²/year)		
A	B	C
D	E	F
G	H	I
J	K	L
M	N	O
P	Q	R
S	T	U
V	W	X
Y	Z	AA
Not energy efficient - higher rating code		
England & Wales		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 665123

Bridport/DME/30092026



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