

Symonds
& Sampson

10 Purbeck Close
Uploders, Bridport, Dorset

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Uploders
Bridport
Dorset DT6 4PR

A well presented three bedroom detached bungalow with garage, off road parking and rural views.



- Popular village location
- Beautiful countryside views
- Open plan living space
- Garage and parking
- No onward chain

Guide Price **£450,000**

Freehold

Bridport Sales
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INTRODUCTION

This spacious property is all about position and views. The property sits in a quiet cul-de-sac to the centre of a classic picturesque rural Dorset village that has unusually retained its village pub. The village sits in some glorious rolling countryside, so typical of rural Dorset, and has views over the surrounding countryside that can be enjoyed from the property and gardens all year around. Given its proximity to Bridport town this property provides the perfect compromise between town and country.

THE PROPERTY

The hub of the house is undoubtedly the living room that faces both south and west with double doors into the garden from each side. The room is bisected by a central fireplace creating a sitting area to one side and a dining area to the other. The kitchen lies to the centre of the property and is equipped with a comprehensive range of floor mounted units and cupboards with an integral electric double oven and hob and a breakfast bar to one end. There are three good bedrooms served by a shower room that is equipped with a double sized shower. The property has UPVC double glazing, has mains drainage, and oil fired central heating.

OUTSIDE

The bungalow sits centrally within its plot, with a driveway and garage adjoining the road. To the south side is a paved terrace with flower beds beyond, ideal for al fresco dining and for taking in the lovely views. This wraps round to the western side which is predominantly laid to lawn with planted borders. As the garden heads back round to the front, there is a further private sitting area with access to the garage, which has an electric roller door, eaves storage, power and light.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating.
Broadband - Ultrafast broadband is available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
Dorset Council 01305 251010.
Council Tax Band E.

SITUATION

Uploders is a particularly attractive, sought-after village, to the north east of the former rope-making town of Bridport. The village has a public house to its centre with numerous walks to be had from the village itself and the Jurassic coast just a short drive away at West Bay. Bridport itself is a

thriving town with markets held on Wednesdays and Saturdays and has a wide variety of shops, public houses and restaurants. The county town of Dorchester lies a comfortable motoring distance away to the east providing with Bridport a range of cultural, recreational and shopping facilities. Sporting, walking and horse riding opportunities abound within the area, and there is a choice of primary and secondary schooling.

DIRECTIONS

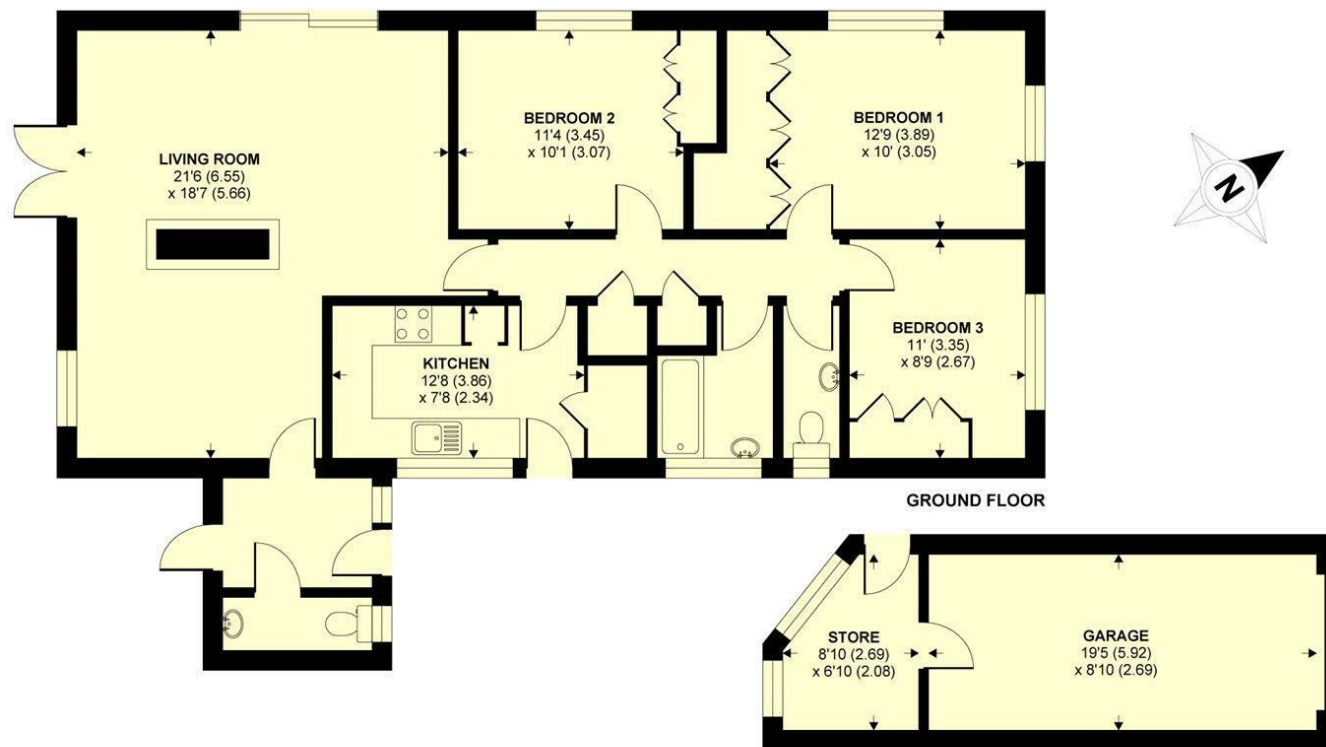
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++	1-10		
A+	11-15		
A	16-20		
B	21-25		
C	26-30		
D	31-35		
E	36-40		
F	41-45		
G	46-50		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 1324 SQ FT 122.9 SQ METRES (INCLUDES GARAGE)



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