



Instinct Guides You



West Street, Bridport, DT6 3GY
£265,000

- Two Double size Bedrooms
- Allocated Parking
- Westerly Low Maintenance Garden
- Modern Finish
- Close to local amenities.
- Moments From Town Centre



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



With PARKING. Set in the heart of Bridport, this modern WESTERLEY FACING GARDEN two bedroom MEWS HOME offers well presented accommodation. The property benefits from a practical layout with a spacious lounge, a contemporary kitchen and bathroom, and convenient access to the town.

The property is approached via a pedestrian pathway leading to the front entrance. Upon entering, the lounge is positioned to the front of the home and provides a comfortable living space with sunlight from the window. A door leads through to the inner hallway where there is access to a cloakroom and stairs rising to the first floor.

To the rear, the kitchen is fitted with a range of wall and base units with work surfaces over, incorporating an oven, hob and space for additional appliances. A door opens out to the rear garden, allowing for easy access to outdoor seating and dining.

Upstairs, the first floor landing leads to two bedrooms and the family bathroom. The principal bedroom is a well proportioned double room, while the second bedroom is suitable as a smaller double or single room. The bathroom is fitted with a modern suite including a bath with shower over, wash hand basin and WC.

The rear garden is enclosed and designed for low maintenance, with a combination of patio and gravel areas providing space for outdoor furniture. A rear access gate leads towards the parking area where an allocated space is available.

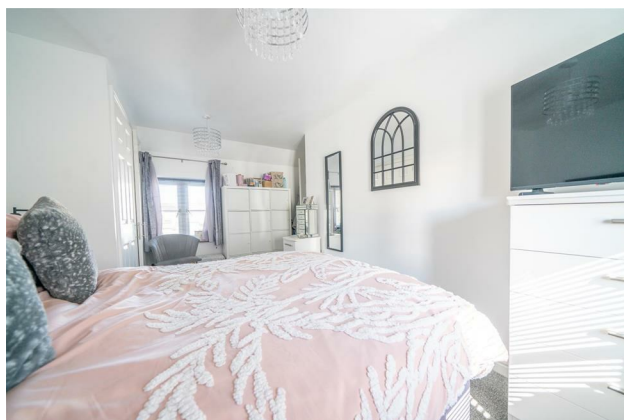
Lounge 14'6" x 11'2" (4.42m x 3.41m)

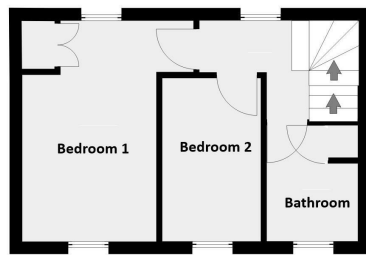
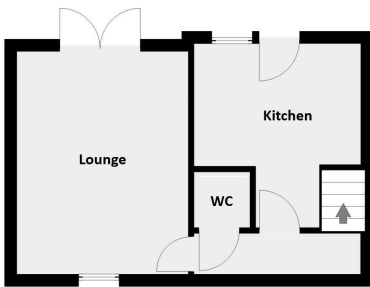
Kitchen 11'11" max x 10'10" max (3.65m max x 3.32m max)

Bedroom One 14'4" max x 11'2" max (4.39m max x 3.41m max)

Bedroom Two 10'7" x 6'5" (3.24m x 1.96m)

Bathroom 7'6" max x 5'11" max (2.30m max x 1.81m max)





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			
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	