

Symonds
& Sampson

22 Jessopp Avenue

Bridport, Dorset

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Bridport
Dorset
DT6 4AN

Three bedroom property with outstanding views over
Bridport and the surrounding countryside.



- Popular location close to Bridport town
 - Double garage and driveway
 - Large enclosed garden
- Wonderful countryside views

Guide Price **£565,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

22 Jessopp Avenue is a gem of a property. Tucked away on the edge of a cul-de-sac, surrounded by garden and farmland. Add to that wonderful views, a large garden, double garage and driveway, this property is the full package.

ACCOMMODATION

Entering the property through the porch there is a welcoming hallway with useful understairs storage. The sitting room is generously proportioned, with large windows taking in the views and providing an abundance of natural light. There is a focal point of a fireplace equipped with a woodburning stove and bifold doors off the dining area, giving direct access to the garden beyond. From the dining area the room leads in to the kitchen which comprises wall and base units with a gas hob, electric oven and space for a dishwasher, fridge/freezer and additional free standing units.

In addition on the ground floor is a large family bathroom, a small utility/store and a double bedroom currently doubling as office space but could also serve as a separate dining room or additional sitting room. Upstairs are two generous double bedrooms with the principal bedroom also benefitting from an ensuite shower room.

OUTSIDE

The garden is a particular feature of the property, and is laid partly to lawn on split levels with paved paths and seating areas. There is a summerhouse and rear access to the garage directly from the garden. The garden has feature trees and plenty of mature shrubs

and borders. The front of the property also has a generous amount of garden, laid predominantly to lawn and overall adds to the sense of space and greenery this property offers. In addition to this there is also a double garage and a driveway.

SITUATION

The property is situated on the Eastern side of the town centre, within easy reach of all the town's amenities. Bridport is a bustling and vibrant market town with a history of rope-making and is now a gateway to the Jurassic World Heritage coast at nearby West Bay. It has a variety of shops, public houses and restaurants within walking distance, catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: D

DIRECTIONS

What3Words///outlined.nozzles.outsmart

MATERIAL INFORMATION

During the current ownership, an additional piece of land was purchased to enlarge the rear garden.

A small strip at the end of the front garden is used under license from the Jessopp family.

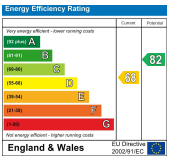
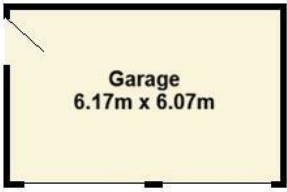
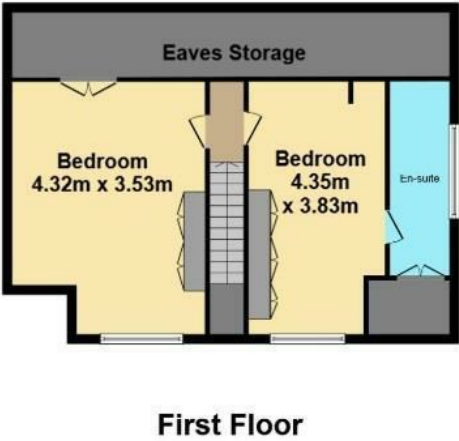
Agents note - An asbestos survey was conducted at the property in 2020, which confirmed the presence of asbestos in the Artex ceiling coatings throughout the property and within the adhesive for the floor tiles in the living room. The type of asbestos found was called Chrysotile and commonly used in properties of this age. In 2022, the asbestos in the living rooms ceiling and floor tiles were professionally removed and a certificate is available to that effect. The rest of the property remains undisturbed.

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band: E





Bri/DME/160226

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