

5 Hill View

Bridport, Dorset

5 Hill View

Bridport
Dorset
DT6 3EF

Beautifully presented detached contemporary two bedroom property with lovely far-reaching views of Bridport and the surrounding countryside.



- Renovated throughout
- Outstanding decorative order
- Delightful garden with views to the surrounding countryside
 - Parking

Guide Price **£425,000**

Freehold

Bridport Sales
01308 422092
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THE DWELLING

5 Hill View is believed to have been originally built in the late 1940s, but following a comprehensive programme of refurbishment in recent years you wouldn't believe it! The property has been completely transformed combining all the living spaces on one side of the bungalow with the sleeping accommodation on the other side. All the big money items of the property have been taken care of, taking in the central heating system, the electrics and the kitchen while continuity is maintained throughout with all the floors laid to the original plank and the doors changed further enhancing the contemporary feel of the property.

ACCOMMODATION

The hallway lies to the front of the property with a doorway through to the main living space that is divided into three distinct areas. To the front, with an original bay window to one end, is a seating area, there is a dining area to the centre with space for a farmhouse style table with the kitchen to the rear overlooking the garden. The kitchen is equipped with a contemporary set of floor and wall mounted units and cupboards with hardwood work surfaces over. There is a stylish breakfast bar and there are integral appliances that include an electric double oven and gas hob with space for an American style fridge freezer and a dishwasher. To one side steps lead into a useful utility room with the door to both the front yard and the rear

terrace. To the other side of the hallway there are two good bedrooms served by a family bathroom with a shower over the bath. The property is an outstanding decorative order throughout, has gas fired central heating and UPVC double glazing.

OUTSIDE

To the front of the property there are double gates leading into a substantial area of driveway laid to stone chippings that provides parking for a number of cars. To the right-hand side of the property a gate leads through to a useful utilities area. To the rear is a show stopping terrace that stretches the width of the property that makes an outstanding outside entertaining area during the summer months laid to slate and enclosed by steel and glass balustrading. Steps lead down to the main body of the garden that is for the most part laid to lawn punctuated by mature shrub and tree planting all enclosed by timber fencing. To one corner there is a substantial timber building equipped with both light and power that is currently a good workshop but could be adapted to make a studio or home office.

SITUATION

The property is found on the West side of the town, a short walk away from the main shopping areas. Bridport is a bustling and vibrant market town which has a history of

rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///smug.wager.charmingly

SERVICES

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

Broadband: Superfast broadband is available.

Mobile phone coverage: Network coverage is mostly limited indoors and good outdoors.

(<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: D

MATERIAL INFORMATION

There is spray foam insulation in the loft.




Hill View, Bridport

Approximate Area = 828 sq ft / 77 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1248726



Bridport/SVA/07012026REV



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