

15, Nursery Gardens

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, Bridport, DT6 3BX

Bridport Town Centre 0.2 mile. West Bay/Jurassic Coast 2 miles.

An attractive and spacious detached bungalow in a very sought after close within easy walking distance of Bridport town centre

- Attractive spacious bungalow
- 3 Bedrooms
- Conservatory
- Good sized private garden
- No forward chain
- Highly desirable cul-de-sac position
- Sitting/dining room
- Enlargement/improvement potential
- Town centre very nearby
- Freehold. Council Tax Band E

Guide Price £395,000







THE PROPERTY

15 Nursery Gardens is an attractive detached bungalow with good sized gardens, well located in the well established cul-de-sac of Nursery Gardens, within easy reach of Bridport town centre and amenities. It was traditionally built in the 1960s, having reconstituted stone-faced elevations.

Under the current ownership for the past thirty years, the property has been subject to a whole number of improvements and amenities include gas-fired central heating, replacement uPVC double glazed windows/doors, fitted kitchen with electric oven and hob, plus plumbing for slimline dishwasher and a shower room with corner shower, together with built-in wardrobes to the principal bedroom.

The spacious accommodation is well arranged and offers excellent potential for further improvement/enlargement, which might include a loft conversion, subject to the necessary planning consents.

It extends to – Entrance porch, reception hall, through sitting/dining room, kitchen/breakfast room, conservatory/utility, three bedrooms, shower room, cloakroom/WC.

A further big selling feature of the property is the good sized and well established rear garden, which is very private and has pedestrian access onto open space.

Offered with the benefit of no forward chain, viewing is strongly recommended by the sole agents, Stags

OUTSIDE
Good sized driveway with access to the attached garage.

The front garden is principally down to lawn together with a whole range of shrubs and there is side pedestrian access. The rear garden is good sized and well established with a large expanse of lawn interspersed with a wide variety of trees and shrubs, former vegetable garden, attached store and rear pedestrian gate onto Asker Gardens.

SITUATION
Nursery Gardens is ideally located just off Barrack Street/St Andrews Road and within an easy and level five minutes' walk to East Street and the centre of the town. Bridport is a historic and thriving town, well known for its wide streets and popular twice weekly street market. It has recently been voted by the Sunday Times as one of the best places to live in the UK. There are excellent shopping, business and leisure facilities, schools and Bridport Leisure Centre with indoor swimming pool. The immediate locality is designated as one of outstanding natural beauty (AONB) and there is easy access to delightful open walks and across the water meadows. The popular resort of West Bay and access to the stunning Jurassic Coast is within 5 minutes' driving distance. The larger centres of Dorchester and Weymouth are within 20/30 minutes drive, with mainline rail services to London Waterloo.

SERVICES
All mains services. Gas-fired central heating.
Broadband - Standard up to 18Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

RESIDENTIAL LETTINGS
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS
Strictly by appointment with Stags Bridport.

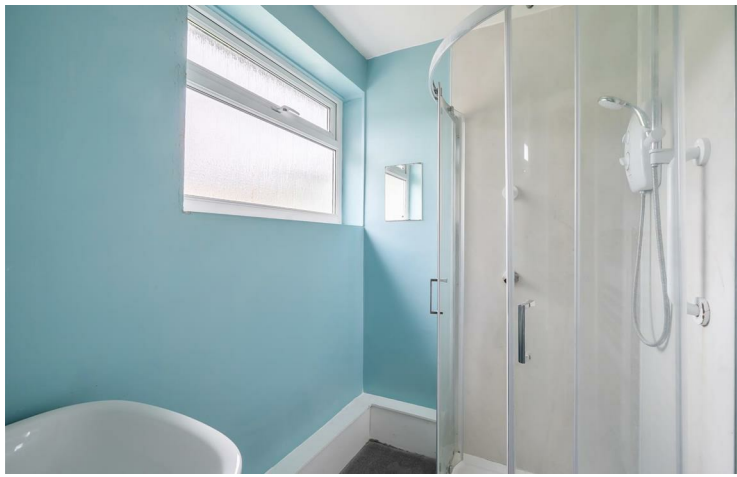
DIRECTIONS
On foot - From the Stags Bridport office on South Street, proceed north towards Bucky Doo and turn right onto East Street. Turn left onto Barrack Street by the Olive Tree and follow the road for approximately 150 yards before the road turns into St Andrews Road. Take the 2nd right onto Nursery Gardens and the property will be seen towards the end on the left.

By car – Proceed down East Street and take the 1st left onto Sea Road North, then take the 1st left into St Andrews Road and continue towards the end. Nursery Gardens is seen on the left.

What3Words///challenge.polished.situation

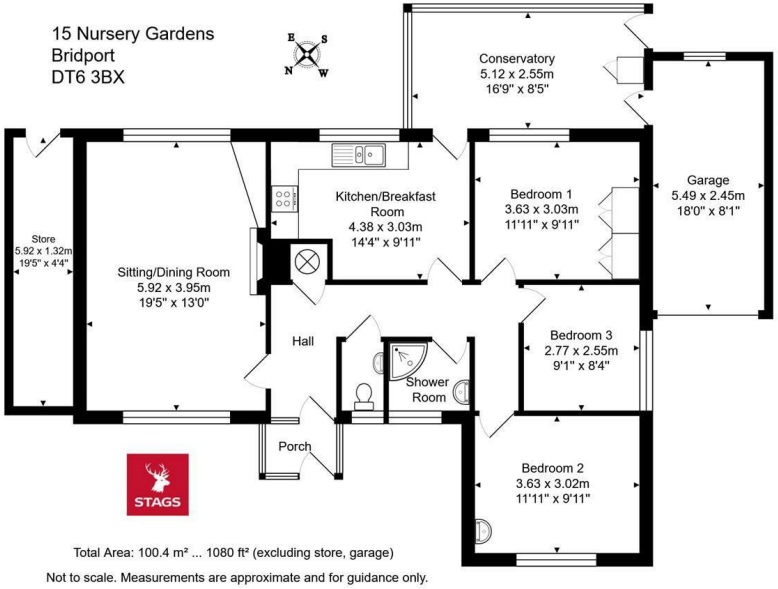






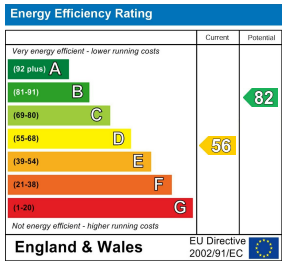
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Total Area: 100.4 m² ... 1080 ft² (excluding store, garage)

Not to scale. Measurements are approximate and for guidance only.



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