



3 Woodhouse Court

Sea Road South, Bridport, Dorset

3 Woodhouse Court

Sea Road South
Bridport
Dorset DT6 3XA

Spacious modern styled home only a short distance
from the local town



- Immaculately presented throughout
 - Extended accommodation
- Off-road parking with double garage
 - Short distance to local town

Guide Price **£625,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

3 Woodhouse Court is an attractive detached family home offering spacious and beautifully presented accommodation throughout, having been thoughtfully extended to create versatile living space.

The generous sitting room provides an excellent space for relaxation, while the modern fitted kitchen/dining room forms the heart of the home, featuring bi-fold doors opening directly onto the rear garden and creating a seamless connection between the indoor and outdoor spaces. The kitchen itself features all of the modern appliances one would expect from a property of this age and standard.

The sun room which adjoins the sitting room is a particular feature, benefiting from two Velux windows and attractive views over the garden, flooding the room with natural light and providing an ideal additional reception area.

The property offers four well-proportioned bedrooms, with the principal bedroom benefiting from fitted storage and a modern en-suite shower room. A contemporary family shower room serves the remaining bedrooms, while a useful ground floor WC adds further practicality.

Presented in immaculate condition throughout, the property is ready for immediate occupation.

OUTSIDE

The property enjoys a generous rear garden, ideal for both entertaining and family life. An awning provides welcome shade over the patio area, while a summer house and garden shed offer useful additional space. The summer house in particular has power and would make an excellent craft or hobby space. A charming stream runs beyond the rear fence.

To the front, there is generous off-road parking for many vehicles together with a double garage which provides an up and over door and pedestrian access into the garden. There is power and lighting..







SITUATION

Woodhouse Court is situated on the edge of the vibrant market town of Bridport. Bridport 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, with many walks starting from the town itself. Communication links are good with road links

along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words///cold.amicably.pots

SERVICES

Mains water, gas, electricity and drainage. Gas central heating.
Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: E

AGENTS NOTE

The property lies within an area with a high risk of flooding from a river. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.

Energy Efficiency Rating		
100 energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D	63	68
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Sea Road South, Bridport

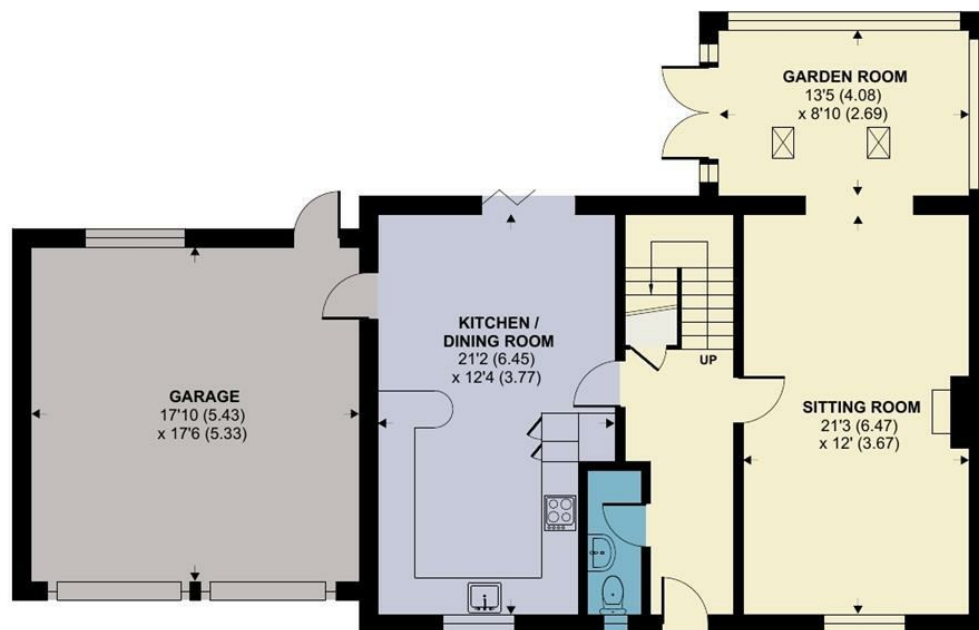
Approximate Area = 1471 sq ft / 136.6 sq m

Garage = 311 sq ft / 28.8 sq m

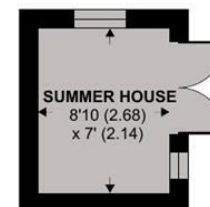
Outbuilding = 62 sq ft / 5.7 sq m

Total = 1844 sq ft / 171.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Bridport/DME/06072026REV



Floor plan produced in accordance with RICS Property Measurement 2nd Edition
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