



Rose Bank
Flood Lane, Bridport, Dorset

Rose Bank

Flood Lane
Bridport
Dorset DT6 3QG

Charming detached three bedroom bungalow in the heart of Bridport, within walking distance of both the town centre and the beach.



- Walking distance to town and beach
 - Large garden
- Off street parking and garage

Guide Price **£475,000**

Freehold

Bridport Sales
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THE PROPERTY

Rose Bank is believed to have been built in the 1950s in a cul-de-sac within walking distance of the town centre, a supermarket and the beach at West Bay. The property has colour washed elevations under a shingle roof and sits comfortably to the front and centre of its plot with an attractive garden behind with, that most sought after of Bridport commodities, off street parking for a number of cars.

The living accommodation is spacious, with a sitting room that runs from the front to the rear of the property, centred around a fireplace equipped with a woodburning stove. Double doors flow through to the kitchen/dining room. The dining area laid to wood block flooring. The kitchen has a comprehensive range of floor and wall units with space for a range cooker, a fridge freezer, a dishwasher and a washing machine. There is a spacious entrance hall, a bedroom and a cloakroom in addition on the ground floor, while upstairs there are two further bedrooms with a family bathroom. The property has UPVC double glazing and gas fired central heating.

OUTSIDE

The plot as a whole is enclosed by a mixture of stone wall and timber fencing, with to the left-hand side, a gated entrance that leads through to a substantial area of driveway laid to gravel. To the front of the house there is a small area of lawn edged by an ornamental gravel garden, designed to be maintenance free but attractive. The main body of the garden is behind the house with an ornamental pond taking centre stage and an entertaining area beside it. The gardens themselves are for the most part laid to lawn and punctuated by mature shrubs and trees. Behind the parking area there is a useful timber outbuilding, while attached to the property there is a substantial garage.

SITUATION

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. Commuting links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

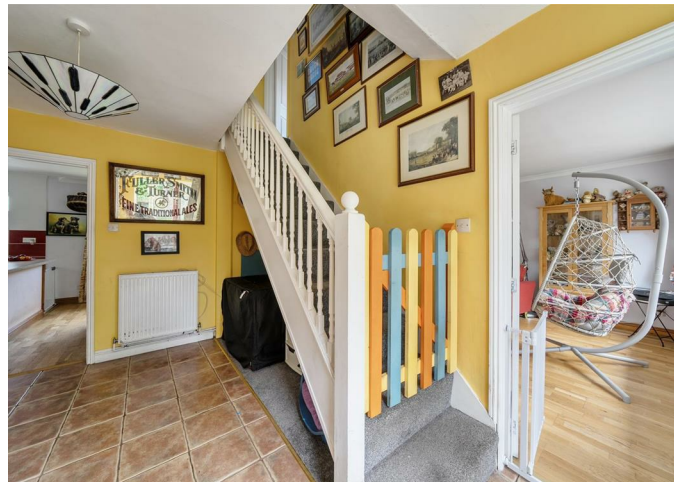
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SERVICES

Mains water, 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: D



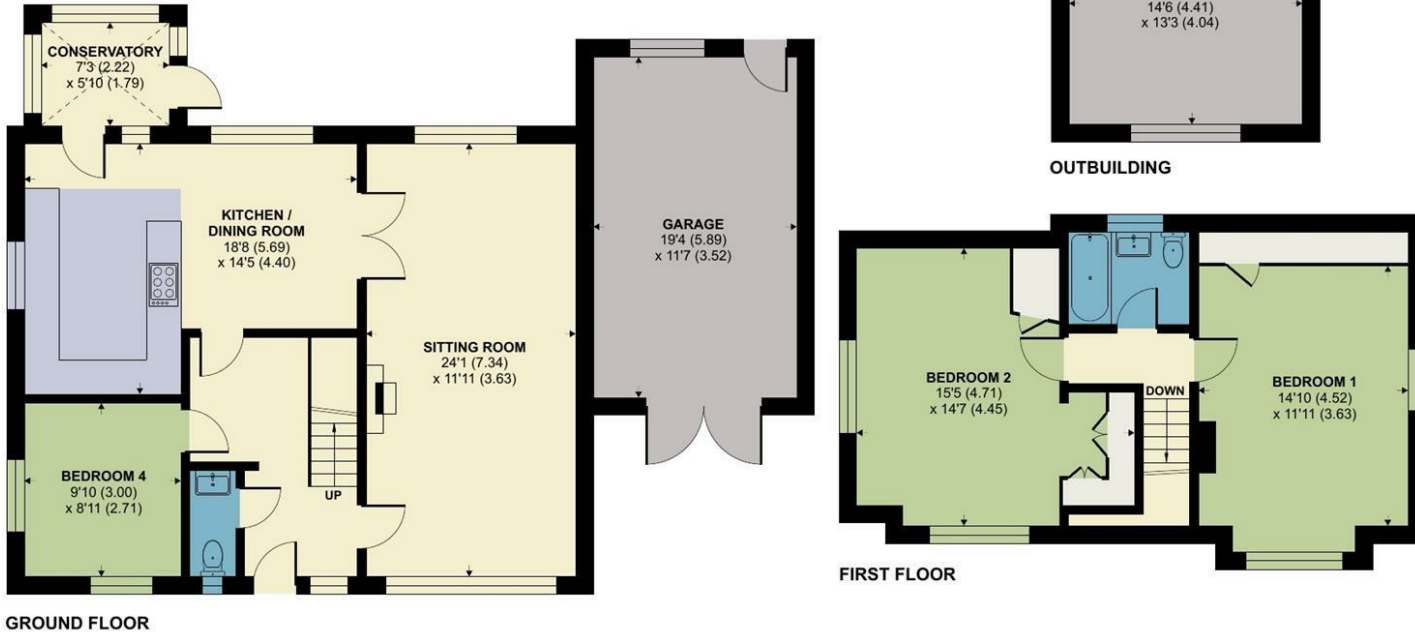
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Approximate Area = 1337 sq ft / 124.2 sq m
 Garage = 223 sq ft / 20.7 sq m
 Outbuilding = 192 sq ft / 17.8 sq m
 Total = 1752 sq ft / 162.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-109	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E	68	74
1-20	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1450185



Bridport/SA/01052026



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