

Symonds
& Sampson



9 Stuart Way
Bridport, Dorset

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Bridport
Dorset DT6 4AU

Beautifully presented three bedroom home enjoying lovely views over the town and surrounding countryside.



- Popular residential location
 - Country views
 - Garage and driveway
- Beautifully presented throughout
 - PV panels

GUIDE RANGE
£500,000 - £550,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

This attractive detached home is presented in excellent condition throughout and offers well-balanced, flexible accommodation suited to a variety of buyers. The property benefits from modern fixtures and fittings, including a contemporary kitchen by Howdens which offers a host of appliances and superb storage solutions. There is a stylish ground floor bathroom with both bath and separate shower cubicle which has been recently installed by the current owner.

The sitting room provides a comfortable and inviting living space, centred around an electric fireplace. A versatile ground floor bedroom is currently utilised as a dining room, offering flexibility depending on individual requirements. There is also a useful conservatory to the rear.

To the first floor are two further bedrooms along with a separate WC. Both rooms provide stunning views over Bridport and are generously proportioned. The principal bedroom in particular provides built-in storage installed by Sharps.

OUTSIDE

The property enjoys a generous amount of off-road parking, along with a garage and the added benefit of an electric vehicle charging point. To the rear, there is a mature and

attractive garden, with a paved terrace providing a pleasant outdoor space with established planting and a good degree of privacy.

SITUATION

The property is situated on the eastern side of town, close to all facilities and to walks in the surrounding countryside. 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///coconuts.scoping.moral

SERVICES

Mains gas, drainage, electricity and water. Gas fired central heating. PV panels.
Broadband - Ultrafast broadband is 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

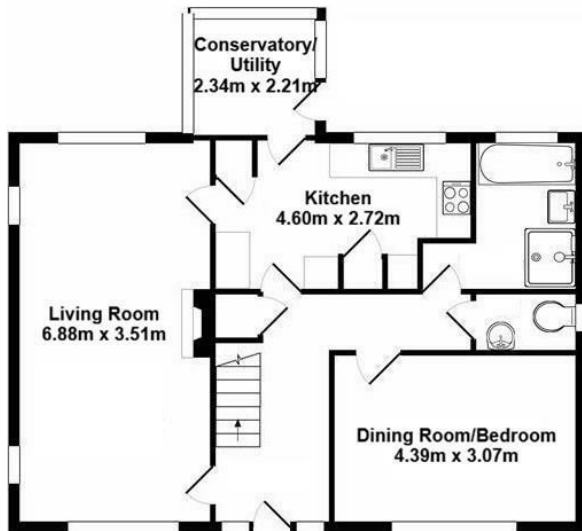
Council Tax Band: D

AGENTS NOTE

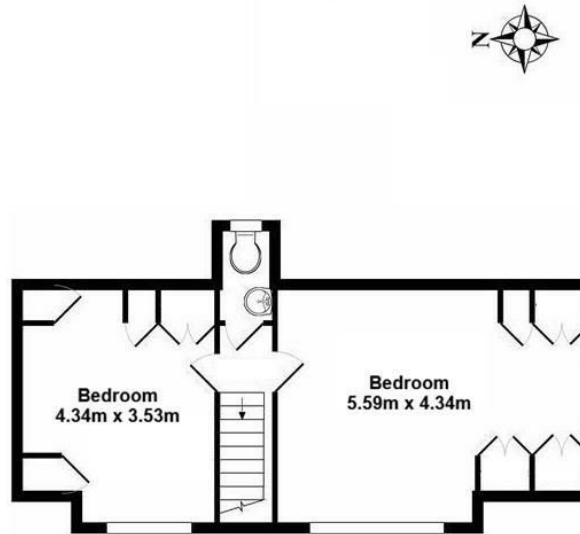
The EPC was commissioned prior to the installation of the solar panels.



Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
48-54	E		
35-47	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

STUART WAY
TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (116.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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