Symonds & Sampson

22 Wellfields Drive

Bridport, Dorset

22 Wellfields Drive

Bridport
Dorset DT6 3HJ

Charming three bedroom detached bungalow in a quiet residential location.

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- Quiet north Bridport location
- Off-road parking and garage
- Contemporary kitchen
- Front and rear gardens

Guide Price £350,000
Freehold

Bridport Sales
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INTRODUCTION

22 Wellfields Drive lies in a quiet backwater on the north side of Bridport and was built originally in the 1970s with brick elevations under a tile roof. Over the years the property has been adapted with this particular property having the advantage of a large covered reception area to the front of the property and an equally spacious conservatory running along the rear supplementing the existing living accommodation.

ACCOMMODATION

The property is simply laid out with the large reception area to the front of the property leading through to a central hallway behind which are the main living areas. The sitting room has double doors to the conservatory. Open access from the sitting room to the kitchen that is equipped in contemporary style with integral appliances that include a ceramic hob, an electric oven and a dishwasher. Both kitchen and dining room are laid to attractive wood laminate flooring. Accessed from both the kitchen and the sitting room is a large conservatory which runs along the back of the property with double doors out into the gardens and a utility area to one side.

There are three good bedrooms principle of which has a built-in triple wardrobe with all three bedrooms sharing a contemporary shower room equipped with a double sized shower.

The property is fully double glazed, is substantially insulated in the roof void and has gas fire central heating.

OUTSIDE

To the front of the property there is an attractive formal garden laid lawn punctuated by a number of mature trees and shrubs with to the right hand side off-street parking for a couple of cars that leads up to a single garage. The garage is equipped with light and power. The gardens to the rear are fully enclosed making it private peaceful space with areas of lawn and gravel again punctuated by a number of mature trees and plants with to one corner a paved sitting area ideal for outside entertaining. To the back right hand corner of the garden, there is a screened area that has a compost bin while to the left-hand side of the garden there is a useful timber garden shed with a vegetable a patch behind.

SITUATION

The property is situated in the village of Bradpole, on the edge of the bustling and vibrant market town of Bridport, with countryside close at hand. Bridport has a history of ropemaking 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

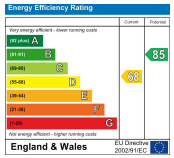
What3words///overhead.scorching.scribble

SERVICES

Mains water, electricity and drainage. Gas central heating.
Broadband - Superfast 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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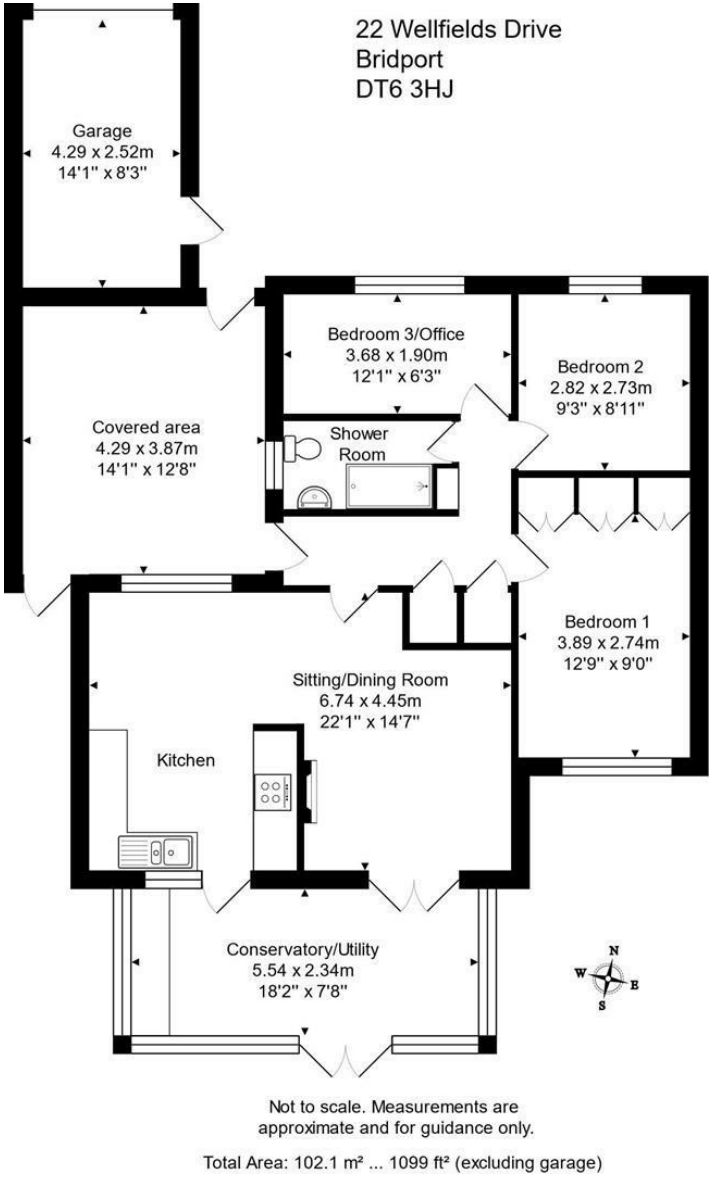

Not to scale. Measurements are approximate and for guidance only.

Total Area: 102.1 m² ... 1099 ft² (excluding garage)

Bridport/SVA/12082026

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