



Symonds
& Sampson

2 Morbae Grove
Pymore, Bridport

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Pymore
Bridport
Dorset DT6 5SA

An immaculate three bedroom family home, with a garage, garden and gated off-street parking, in an idyllic location on the outskirts of Bridport town.



- Modern touch throughout
- Immaculately presented
- Popular village location
- Parking and garage

Guide Price **£425,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

This spacious three bedroom home is beautifully presented, having been subject to a programme of renovation and improvement under the current ownership. The hub of the home is the fantastic open plan kitchen/living/dining room, which is fitted with a stylish and contemporary kitchen. The living room has a contemporary woodburner and is of dual aspect, with views to the front over the river and sliding doors onto the rear garden. Upstairs are three double bedrooms, with the principal bedroom being particularly spacious with a dressing area and a modern ensuite shower room. The family bathroom is fitted to the same standard with fully tiled walls.

OUTSIDE

The rear garden is designed for ease of maintenance and attractively paved, making an ideal spot for alfresco dining in the warmer months, being west facing and enjoying afternoon sunshine. To the side there is a gated resin driveway with a carport, and there is a single garage which has mains electricity, water and drainage and can be accessed via a door in the garden.

SITUATION

The property lies a mile north of Bridport town in the former ropemakers' village of Pymore, which has a public house and is close to open fields with a direct walking route

to the town's amenities. Bridport is a vibrant market town which 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.

SERVICES

Mains drainage, water, and electricity. Gas fired central heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

Dorset Council 01305 251010

Tax Band: D

DIRECTIONS

What3Words///daffodils.freshest.heightens

AGENTS NOTE

We understand that holiday letting is not permitted. There is an annual charge payable to the residents' committee towards the upkeep of the communal areas which is £250.00 per annum (currently paid up to January 2027). There is a small flying freehold over the archway.



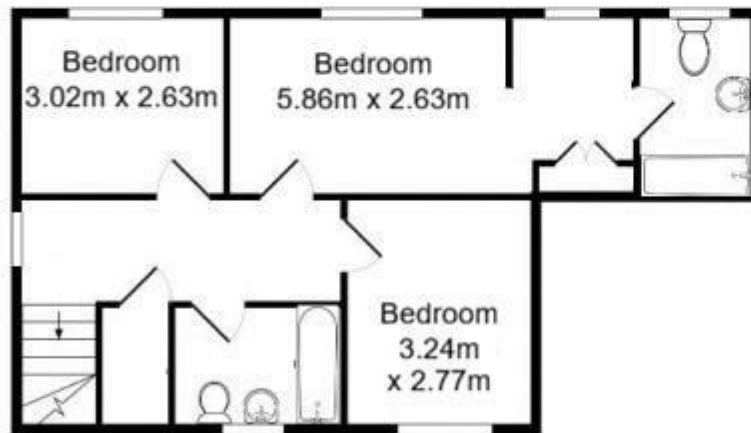


GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

MORBAE GROVE
TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 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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1ST FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)



BRI/DM/08062026



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