



Symonds
& Sampson

17 Pine View
Bridport, Dorset

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Bridport
Dorset DT6 5AE

Ideal family home located on the outskirts of Bridport town with front and rear garden, garage and parking.



- Well-ordered accommodation
- Recent improvements made throughout
 - Garage and off-road parking
 - Short distance to local town

Guide Price **£250,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The property offers well-proportioned accommodation arranged over two floors, with a fitted kitchen located at the front of the property. The lounge/dining area provides a versatile space for everyday living, with space for seating to one side and dining to the other. The conservatory extends the living accommodation and provides an additional area overlooking the rear garden.

On the first floor are three bedrooms and a shower room. The principal bedroom overlooks the rear garden with a generous double to the front. Both of these rooms benefit from built-in storage. There is a further third bedroom overlooking rear garden.

The property has been rewired, replastered and recarpeted in places. This useful improvement allows prospective purchasers to move straight in to make any further improvements to suit their own taste and style.

OUTSIDE

The rear garden has been arranged with low maintenance in mind. A brand-new gate leads towards the parking and garaging area.

The property also offers a garage, providing useful storage or secure parking.

SITUATION

The property lies on the South Western edge of the town, with easy access to all the facilities. Bridport is a bustling and 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. 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:///household.drunk.retain

SERVICES

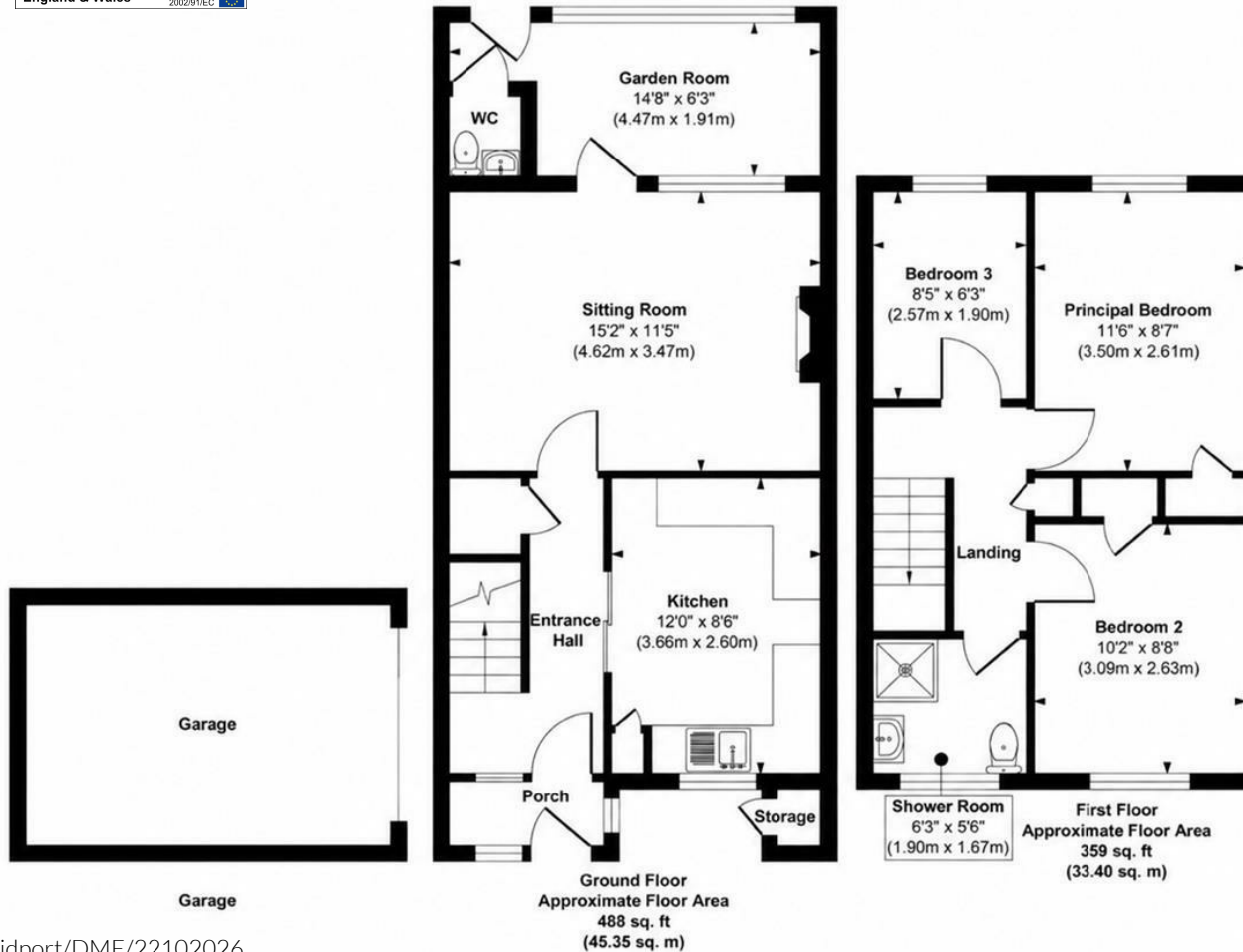
Mains water, electricity and drainage. Gas central heating. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: C

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Bridport/DME/22102026



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