



Symonds
& Sampson

17 Pymore Road
Bridport, Dorset

17 Pymore Road

Bridport
Dorset DT6 3XE

Modern stone built detached family home located a short distance from the Bridport town.



- Walking distance to town centre
- Off road parking and garage
 - Garden with patio
 - Detached house

Guide Price **£620,000**

Freehold

Bridport Sales
01308 422092
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THE PROPERTY

17 Pymore Road is a well proportioned four bedroom detached family home built by well renowned local builder CG Fry in 2002. The home offers practical and balanced accommodation throughout.

On the ground floor, the property has a useful WC, Kitchen-Dining Room and a comfortable sitting room, making it well suited to both everyday living and entertaining. In addition there is a further reception room that could also be used as a home office or play room. The kitchen dining room is well equipped with a NEFF induction hob and extractor with an AEG eye level double fan oven, dishwasher and a space for an American style fridge freezer. There is also a utility room at the rear of the house with plumbing for a washing machine and tumble dryer.

All four bedrooms are located on the first floor, including a double aspect principle bedroom which benefits from en-suite facilities. A family bathroom serves the remaining bedrooms, creating an ideal arrangement for family living.

OUTSIDE

The property benefits from ample off-road parking for two vehicles and a garage with an electric powered door. The gardens extend to the front, side and rear of the home offering outside space ideal for relaxation and family use with access for kitchen and reception rooms via french doors. There is a useful timber shed for storage with additional covered sitting area

SITUATION

The property enjoys a short level walk into Bridport with facilities for shopping and restaurants and West Bay is a 45 minute walk away. Open countryside is close by with many footpaths available to explore the stunning countryside. There is an excellent Infant/junior school opposite and others nearby. Colfox High school is a short walk away. Bridport has a twice-weekly market as well as regular farmers' market and offers a range of quirky and artisan shops as well as a vintage quarter. The town's amenities include restaurants and hotels, a cinema and a leisure centre, supermarkets, a museum, and a health centre. Bridport has many festivals during the year including Jurassic fields (music festival) and of course the famous

Hat festival. Bridport has good access to the famous Jurassic Coast from the pretty harbour of West Bay with its assortment of pubs and restaurants and a picturesque coastal path. There are also 18 hole golf courses nearby.

DIRECTIONS

What3words///grounding.bank.hulk

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: TBC

LOCAL AUTHORITY

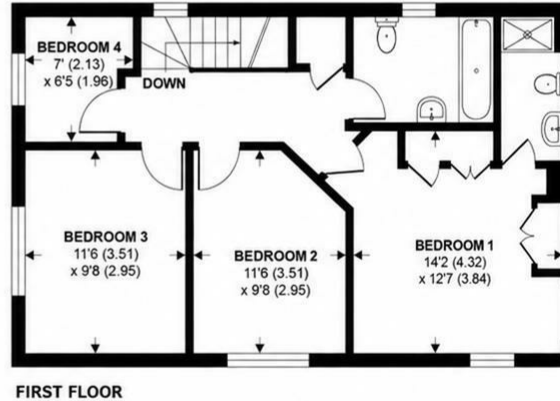
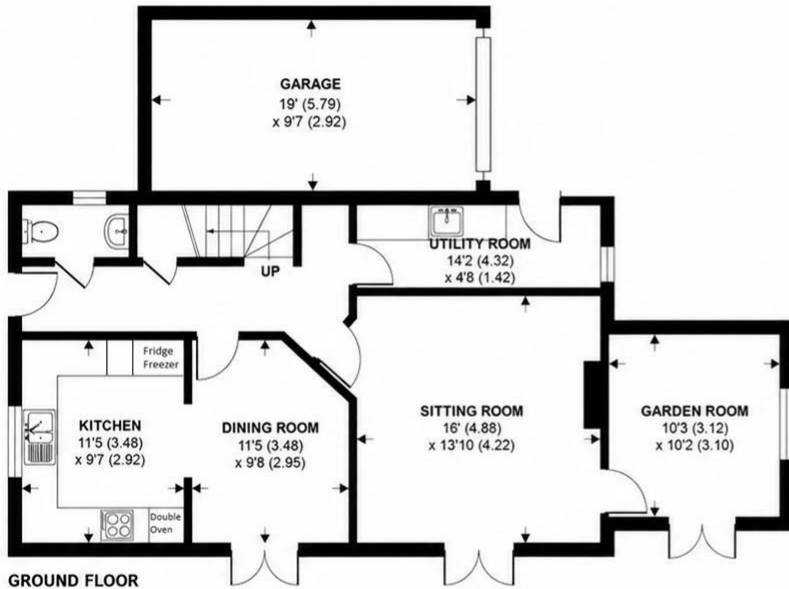
Dorset Council - 01305 251010
Tax Band: F



Pymore Road, Bridport, DT6 3XE

APPROX. GROSS INTERNAL FLOOR AREA 1587 SQ FT 147 SQ METRES

Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating (lower ranking is better)			
Overall	A	76	80
Walls	B		
Roofs	C		
Floors	D		
Windows	E		
Services	F		
Average of all: higher ranking is better			
England & Wales			
EU Directive 2002/91/EC			



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate a no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only should not be relied on as a basis of valuation.

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