

Mira Flores

Mira Flores, West Cliff

West Bay, Bridport, DT6 4HS

Jurassic Coast Location. Bridport 2.4 miles. Dorchester 16.5 miles

A well-presented link detached bungalow, enjoying attractive sea views and offering well-proportioned accommodation, including two double bedrooms and generously sized reception rooms.

- Two Double Bedrooms
- Gorgeous Sea Views
- Good Sized Garden
- Well-Presented Throughout
- Freehold
- Link Detached Bungalow
- Modern Living
- South Facing
- Off Road Parking and Garage
- EPC: D

Guide Price £495,000

THE PROPERTY

Upon entering the property, you are welcomed by a modern, well-appointed kitchen, fitted with an induction hob, oven, a range of floor and wall units and additional storage cupboards. There is also plumbing for both a washing machine and dishwasher. The kitchen leads through to a spacious dining room, which enjoys an abundance of natural light and benefits from a useful large storage cupboard.

To the front of the property is a modern conservatory, enjoying attractive sea views, alongside a generous living room. The living room beautiful bay window, allowing natural light to floor the space whilst enjoying views towards the coast and also benefits from an electric fireplace.

To the rear of the property are two well-proportioned double bedrooms. The principle bedroom benefits from large windows, overlooking the countryside, together with a built-in wardrobe, whilst the second bedroom is also a good-sized double, with large windows providing plenty of natural light. Both bedrooms and serviced by a modern family bathroom.







OUTSIDE
The property enjoys attractive, well-maintained gardens, predominantly laid to lawn and interspersed with established plants and flower beds, offering plenty of scope for those with an interest in gardening. A number of seating areas are positioned throughout the garden, providing ideal sports from which to enjoy the great sea views, as well as several sunny and sheltered areas. There are also multiple external electrical points serving the garden.

The property further benefits from ample off-roading parking and a single garage, which is equipped with power.

SITUATION
The property occupies an attractive position within the favoured West Cliff Estate in West Bay, ideally situated to easy access to the centre, the South West Coastal Path, beaches and the surrounding open countryside.

The highly regarded coastal resort of West Bay forms part of the Jurassic Coast World Heritage Site and lies within the Dorset Area of Outstanding Natural Beauty (AONB). West Bay is renowned for its picturesque harbour, popular beaches and attractive esplanade, together with a good range of amenities including local shops, public houses, an excellent selection of restaurants and an 18 hole golf course.

The thriving and historic market town of Bridport, famed for its wide streets and independent shops, is also close at hand, offering a comprehensive range of shopping, business and leisure facilities, together with an arts centre and leisure centre with indoor swimming pool. The county town of Dorchester and the coastal town of Weymouth are both approximately 14 miles away, providing further amenities and mainline rail connections to London.

SERVICES
All mains services. Gas fired central heating. Boiler renewed about 5 years ago. New electrical wires put in all throughout the house.
Broadband - Standard up to 2Mbps and Ultrafast up to 80Mbps.
Mobile phone service providers available are EE for voice and data services inside and outside and Three, O2 and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

AGENTS NOTE
There is a residents association - West Cliff House Owners Association- with an annual service charge of £125 as a contribution towards the upkeep of the private roads etc.

VIEWING
Strictly by appointment with Stags Bridport

DIRECTIONS
From West Bay centre, proceed over the harbour bridge and at the mini roundabout take the 2nd exit into Forty Foot Way. Continue up West Walk and the property is located on the left hand side.
What3Words: ///crescendo.surreal.bounding

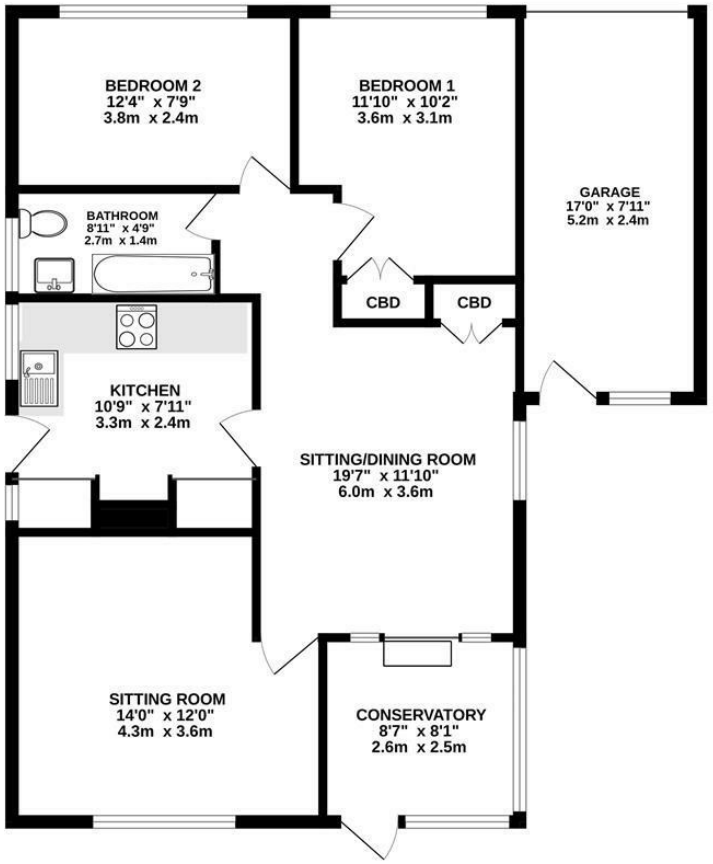




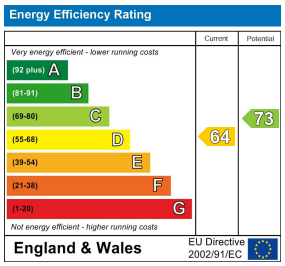


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.









32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000