



Bothen View  
Bridport





Parkers are delighted to offer for sale this detached three bedroom bungalow enjoying stunning panoramic views across the market town of Bridport. Tucked away in a quiet, elevated location, just a short walk from the town centre, this delightful property has been extended and offers light and spacious accommodation, which is well presented throughout. The wealth of living accommodation includes a well-appointed kitchen with separate utility room, three reception rooms and a tastefully fitted family bathroom and en-suite facilities to the master bedroom. In addition to its favourable size and location, the property boasts a large, enclosed balcony and gardens to both the front and rear, which also includes a hot tub. There is also a driveway providing off-road parking for several vehicles. EPC rating C.

Bothen View sits above North Allington and is located on the outskirts of Bridport town centre. Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Within the town's boundary also lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline. Local facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There is also a popular market held on Wednesdays and Saturdays. Regular bus services run to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.





## Key Features

- This substantial property boasts a wealth of living accommodation, comprising a generous sitting room with a feature fireplace that houses a wood burning stove, a wonderful sun room that takes full advantage of the wonderful panoramic views across Bridport, and a separate dining room which benefits from doors leading out to the balcony and could easily be utilised as a fourth bedroom.
- The property offers three generous bedrooms with the master suite boasting a separate dressing room and en-suite facilities. It also benefits from French doors leading to the front garden. There is also a family bathroom and further shower room.

- The kitchen is beautifully fitted with a five-ring Range style cooker and a comprehensive range of wall and base level units that provide ample storage options with work surfaces above. The kitchen is finished to a high standard and receives an abundance of natural light gained via a rear aspect window and a generous skylight. The property benefits from a separate utility room that provides space for additional appliances.
- Externally, there is a generous balcony which lends itself to alfresco dining in the warmer months that enjoys wonderful far reaching views as well as enclosed gardens to both the front and rear that are laid predominately to lawn. There is also a hot tub to be included. There is also a driveway providing plentiful off-road parking.

#### Room Dimensions:

Sitting Room	7.01m x 4.67m (23'04" x 15'04") max
Sun Room	5.18m x 3.07m (17'0" x 10'01")
Kitchen	4.75m x 3.15m (15'07" x 10'04")
Dining Room/Bedroom Four	3.96m x 3.15m (13'0" x 10'04")
Master Bedroom	4.88m x 3.40m (16'0" x 11'02") max
Bedroom Two	4.34m max x 3.35m (14'03" max x 11'0")
Bedroom Three	3.78m x 3.61m (12'05" x 11'10")

#### Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are also available.

#### Local Authorities:

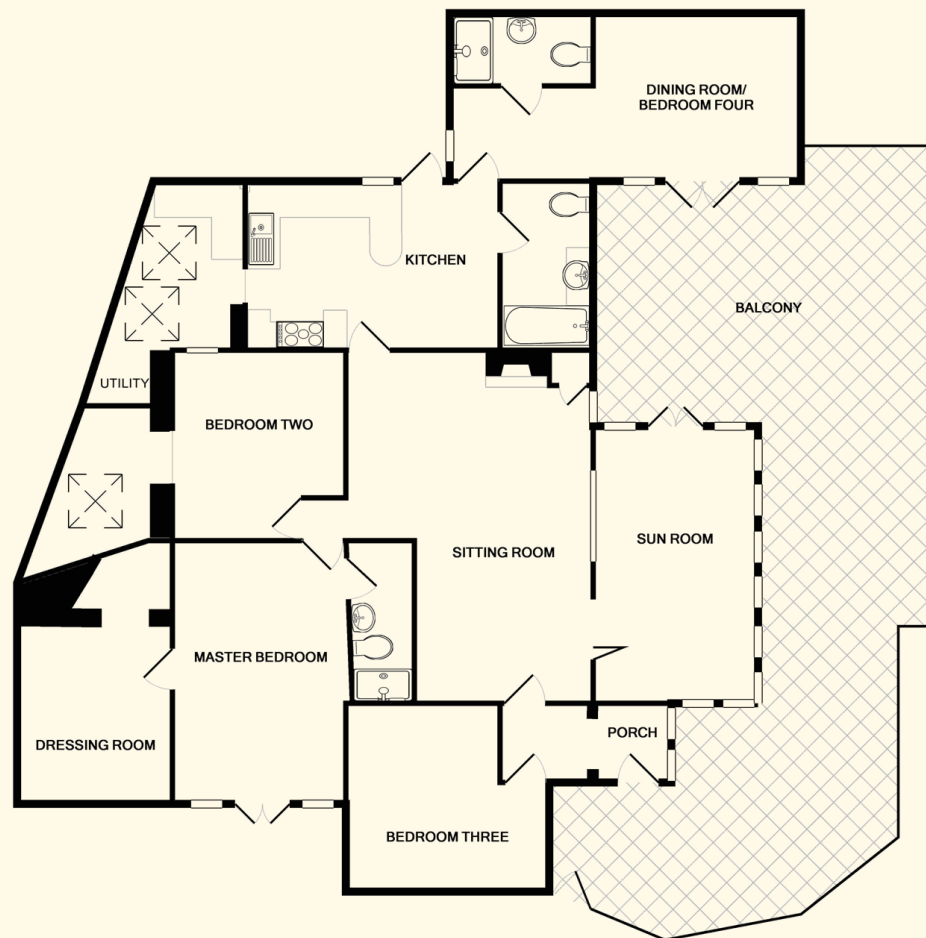
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970.

We are advised that the council tax band is C.

#### Viewings:

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01308 420111



TOTAL APPROX. FLOOR AREA 1706 SQ.FT. (158.5 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.  
Made with Metropix ©2019



**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

P803 Printed by Ravensworth 01670 713330