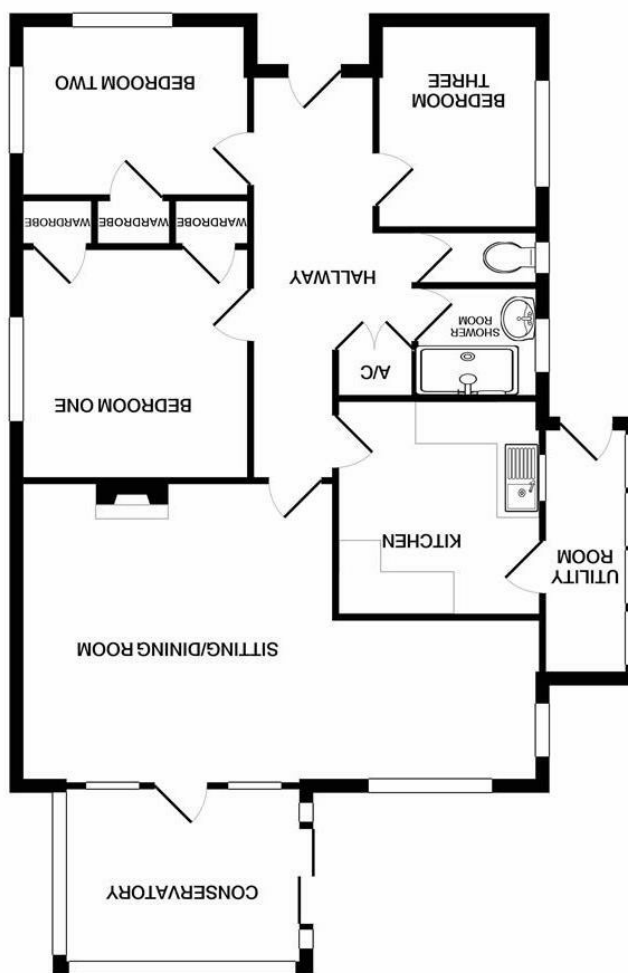




SEAWARD GARDENS
 TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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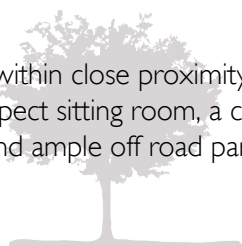
Independent Property Consultants and Valuers



Seaward Gardens, Bridport

£325,000

This light and spacious three bedroom detached bungalow is well positioned, within close proximity to West Bay, enjoying a good size corner plot. The property offers scope for some gentle modernisation and provides accommodation comprising a dual aspect sitting room, a conservatory, a well appointed kitchen, a shower room and separate wc. In addition, the property benefits from generous surrounding gardens, a garage and ample off road parking. EPC rating TBC.



Situation

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 comprehensive shopping facilities, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole. Direct train services to London Waterloo and Bristol Temple Meads run from the County Town of Dorchester, located 15 miles east.

Accommodation**Entrance**

Via a part glazed door with covered porch over.

Hallway

Entrance is gained via a hallway where there is an airing cupboard that houses the hot water tank. There is a wall mounted radiator and doors that provide access to all rooms.

Sitting/Dining Room 24'09" x 14'04" max

The property benefits from light and spacious living accommodation comprising a generous sitting/dining room that receives plentiful natural light gained via a dual aspect with double glazed windows to both the side and rear. The room features a brick built fireplace that houses a coal effect gas fire and offers three wall mounted radiators and both telephone and television points.

Conservatory

Accessed from the sitting room is a conservatory that provides additional living accommodation whilst taking full advantage of the outlook onto the garden.

Kitchen 10'04" x 9'08"

The kitchen is well appointed, fitted with a range of wall and base level units that provide ample storage options with work surface over. There is a stainless steel sink unit with mixer tap and drainer and space is provided for appliances. A side aspect double glazed window provides the room with natural light.

Utility Room 12'0" x 4'03"

The property benefits from a separate utility room that offers a part glazed door providing access to the garden.

Bedroom One 11'05" x 11'0"

The master bedroom is well appointed, fitted with ample storage options gained via two built in double wardrobes. There is a wall mounted radiator and a side aspect double glazed window.

Bedroom Two 11'0" x 9'11"

The second bedroom enjoys a dual aspect, with double glazed windows to both the front and side. There is a wall mounted radiator and a built in wardrobe that provides ample storage options.

Bedroom Three 9'11" x 7'10"

Wall mounted radiator and a side aspect double glazed window.

Shower Room

The bathroom is fitted with a suite comprising a pedestal wash hand basin and a Aqualisa walk in shower cubicle. The room is finished with part tiled walls and a side aspect double glazed opaque window. There is a separate WC.

Outside

The property benefits from generous surrounding gardens that are laid predominately to lawn with paved borders and a large area of hard standing that provides ample off road parking and access to a single garage with up and over door.

Services

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

Local Authorities

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

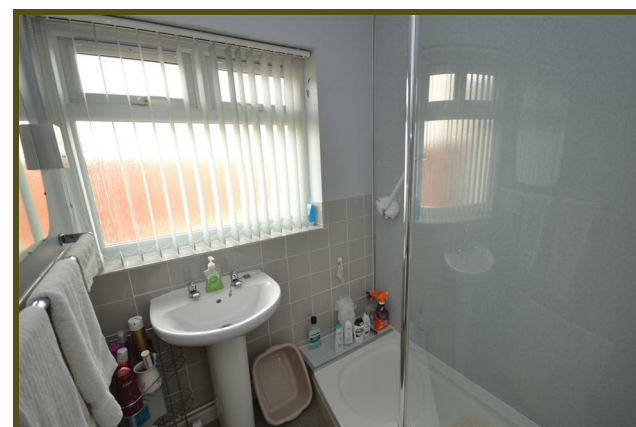
We are advised that the council tax band is D

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01308 420111

COVID-19 - Please note that viewings can only be offered to clients in a position to proceed to purchase and are undertaken with strict safety measures in place.

**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.