

## 2 Rockway

Shipton Gorge Bridport Dorset  
DT6 4LW



**Guide Price £485,000 Freehold**

A spacious and light detached 3 bed bungalow in excellent order throughout occupying a generous fairly level site with a distant sea glimpse located in good community village a short distance from the coast



**SITUATION:** The property is very quietly tucked off the main thoroughfare through the village of Shipton Gorge, just into the close known as Rockway and enjoys peace and tranquillity. The surrounding countryside is renowned for its beauty and there are many walks to be enjoyed.

The village has a good community with community-run pub, village hall and recreational ground. The adjoining village of Burton Bradstock has a convenience store, garage, primary school, Parish Church, 2 pubs, boutique hotel and the renowned Hive Cafe right on the coastline where there is a mainly pebble beach together with access onto the Jurassic Coast and South West Coastal Path.

The vibrant market town of Bridport lies some 2 miles to the west with its mainly independent shops, twice-weekly street market, artists' and vintage quadrant, Leisure Centre with indoor swimming pool, Electric Palace theatre/cinema and Art Centre. The central Bucky Doo Square hosts bands, charity stalls and events all year round. There are organisations and clubs to suit most leisure interests and there is a well supported U3A group - there are so many opportunities to get involved.

**THE PROPERTY** comprises a detached bungalow of traditional construction featuring Bradstone elevations under a concrete tiled roof, built in the early 1970's. It has been well maintained and updated with the conversion of the garage to extra accommodation, double-glazed, large picture windows and doors, new external doors, a prevalence of wood flooring, a wood burner, PV panels on the roof with battery storage, modern kitchen and bathroom suites and lots of storage. The rooms are light and spacious and well decorated.

The property enjoys a large, almost level plot with lawns extending to the front and rear, with herbaceous beds and bushes and a garden shed to the rear as well as a raised terrace off the living room.

**DIRECTIONS:** From the centre of Bridport travelling east along the A35, proceed for approximately 2.5 miles and turn right signposted to Shipton Gorge. Continue on this lane which leads into the village and the turning to Rockway is first on the right.

**THE ACCOMMODATION** comprises the following:

Steps up to the side entrance door, leads to the:

**ENTRANCE HALL** which has wood-block flooring and 3 storage cupboards.

**'L'-SHAPED SITTING/DINING ROOM:**

The Sitting Room has a stone wall incorporating a very effective wood burning stove and an arched display niche. There is a large window to the east and double, glazed doors with side panels opening to the outside raised terrace for sitting out and enjoying the southerly sunshine and coastal views including a glimpse of the sea.

The Dining Area also has a window to the south for additional light and views and has a range of wood shelves for display. A door leads off here to the:

**KITCHEN/BREAKFAST ROOM** which has a good range of wall cupboards and base cupboards with attractive work surfaces incorporating a single drainer stainless steel sink unit with mixer tap and window over with blind fitted and an induction hob, under-unit space for dishwasher, refuse bin and a waist-height Bosch oven. There is a further range of triple doored built-in cupboards with storage above and an island unit with shelving storage and breakfast bar. An oil-fired Contractor boiler sits in the corner which has been serviced. Wooden shelves, 4-bulb ceiling spotlight rail, vinyl flooring. Part-glazed door to the outside side passageway.

**CLOAKROOM** comprising a low level WC with small obscure-glazed window over together with a pedestal wash basin with lit-mirror over with tiled surround.

**BATHROOM** with large shower cubicle with electric shower and screen, low level WC and good-sized wash basin in cupboard housing with attractive shelf/storage adjoining. Small Dimplex convector heater mounted on the wall.

**BEDROOM 1:** A double bedroom with large picture windows to the east and north with range of built-in furniture.

**BEDROOM 2:** Another double bedroom with fitted triple-doored wardrobe.

**BEDROOM 3:** Another double bedroom with large window to the north, presently used as an office.

**OUTSIDE**

There is a large front garden comprising mainly lawn with seating area and some small trees. A tarmac driveway splays here to the front providing parking for several cars/campervan with pavement area alongside the roadway.

The gardens extend mainly to the rear with a raised patio area surrounded by a low stone wall with copings. There is a wooden shed to the east side, enclosed lawns with feature herbaceous beds and side areas to the east and west. There is an outside tap and an outside 10KW battery storage for the PV panels on the roof.

**SERVICES:** Mains water, drainage, electricity and oil central heating tank. For mobile/broadband signals - see Ofcom website. Council Tax Band 'E'. Oil central heating, PV panels with battery back-up.

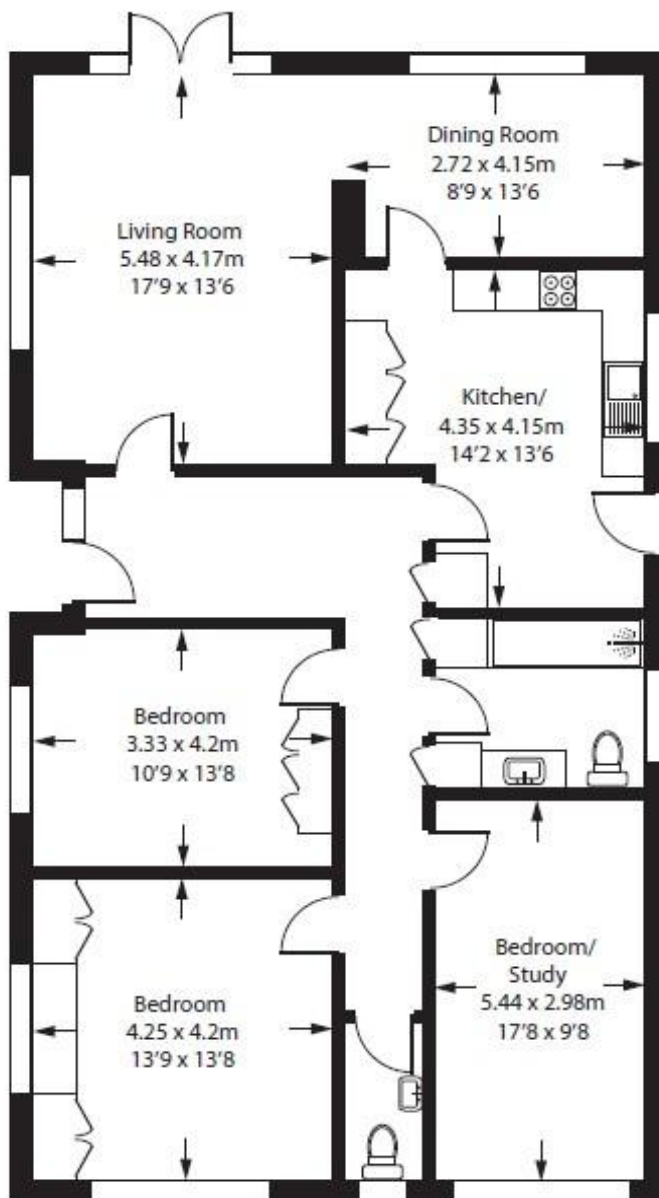
For Mobile and Broadband coverage check Ofcom website.

TC/CC/1463/080426

**2 Rockway**  
 Approximate Gross Internal Area  
 Measurements for guidance only  
 127 sq m / 1367 sq ft



Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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