

16 Stuart Way

Bridport Dorset
DT6 4AU



Offers in excess of £260,000 Freehold

A well maintained and updated 2 bed detached bungalow in very quiet residential location with designated parking space, conservatory and mainly hard-landscaped garden with shed. No forward chain.



SITUATION: The property lies at the end of the cul-de-sac off Stuart Way with a pedestrian pathway to the front door and can also be accessed by pathway from Norman Close. Thus, there is a good deal of privacy and seclusion to be enjoyed with only a connecting pathway and no immediate traffic. Co-op and Lidl supermarkets are an active 0.75 mile lovely riverside walk away as is the town centre of Bridport. There is a voluntary community bus service but this is limited.

Bridport boasts a vibrant community with comprehensive range of mainly independent shops, a renowned twice-weekly street market, artists' and vintage quadrant, Electric Palace theatre/cinema, Art Centre, Leisure Centre with indoor swimming pool and the central Bucky Doo Square hosts bands, events and festivals all year round.

The coast at West Bay lies some 2 miles to the south with its fishing/boating harbour, beaches and marine pursuits and golf course and is a gateway to the Jurassic Coastline and South West Coastal Path.

THE PROPERTY comprises a 1/2 bed roomed detached bungalow of traditional cavity construction featuring brick elevations under a concrete tiled roof and dates from the 1980's. It has been in the same ownership for some 18 years and has been well maintained and considerably updated and could now be occupied immediately, with no forward chain.

The accommodation is spacious and light and affords mainly westerly views over the town to the surrounding countryside to Wotton and Coneygar Hills and Thorncombe Beacon.

It occupies an elevated site on the eastern fringe of Bridport, with mainly hard-landscaped and enclosed garden and has a designated parking space close by.

DIRECTIONS: From the centre of Bridport travelling east to the roundabout, take the first exit into Sea Road North, signposted to Beaminster. Take the first right hand turning into Jessopp Avenue and continue up the incline and take the third turning right into Stuart Way and the property will be found on the right-hand side at the very end of the cul-de-sac.

THE ACCOMMODATION affords an

ENTRANCE HALL with front part-glazed UPVC door and side panel and a built-in cupboard housing the Alpha mains gas-fired combi boiler with storage and some shelving. Door to kitchen and

LIVING ROOM with window to the east and an attractive "moc" feature fireplace fitted with a flame-effect fire. Laminate flooring, TV aerial point, Openreach point. Door to inner hall.

KITCHEN fitted with a comprehensive range of white units complimented with black work surfaces and black and white tiled splashbacks. There are base cupboards and drawers, a range of wall-mounted cupboards including a glazed display cabinet, built-in waist-height double oven/grill in cupboard housing, a gas hob with cooker hood over with work surface incorporating a one-and-a-half bowl single drainer sink unit with mixer tap, extending over plumbing for washing machine and dishwasher. Another work surface extends on the east wall with space for fridge and freezer under and there is a glazed double-doored wall cabinet above. Sunken ceiling downlighters, fully-tiled walls, attractive vinyl flooring, double glazed window pane and door to the outside side pathway.

INNER HALL with built-in storage cupboard.

BEDROOM 1 facing west with window into the conservatory and space for 5-doored wardrobe cupboard.

BATHROOM with white suite comprising a panelled bath with mixer tap and shower attachment, curtain rail and hand rail, pedestal basin and low level WC, with complimenting fully tiled walls and two high level glass display shelves and a towel rail over the radiator.

BEDROOM 2/DINING ROOM with double-glazed doors opening into the:

CONSERVATORY which is of a good size with low walls topped with double-glazed panes with opening fan lights under a shaped roof and with double French doors opening to the west, affording magnificent views to distant hills, over the town and towards the coast and attracting good natural light into the interior.

Attractive ceramic tiled floor.

OUTSIDE

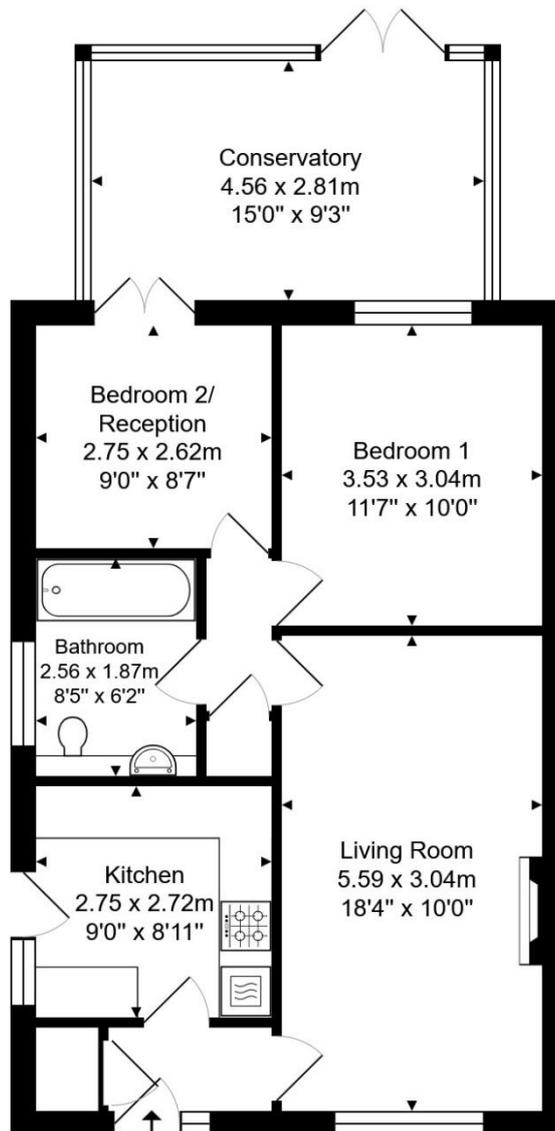
There is a small open-plan garden to the front with paved pathway to the front door and herbaceous beds adjoining.

To the rear is a courtyard-style west-facing garden approached by a flight of steps with handrail provided from the conservatory. The garden is attractively paved and well enclosed and includes a large wooden shed providing storage and with a gated pathway to the side giving access to the front.

SERVICES: Mains electricity, water and drainage together with mains gas to a combi-boiler. Council Tax Band 'C' (Dorset Council 01305 251010). Superfast broadband is available and mobile phone coverage is mostly good indoors and outdoors. Very low risk of flooding.

TC/CC/KEA250080/281025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Total Area: 68.9 m² ... 741 ft²

Not to scale. Measurements are approximate and for guidance only.



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