

## 7 Wanderwell

Bridport Dorset  
DT6 4BB



**Guide Price £465,000 Freehold**

A well renovated and beautifully presented detached 3 bed bungalow with outside workshop/leisure room, driveway for several vehicles/campervan and low maintenance gardens and within walking distance of the coast and town centre



**SITUATION:** The property occupies a corner plot with frontage onto but elevated up from West Bay Road and with views to the west to distant hillsides. The driveway and access is off Wanderwell and provides a newly laid resin parking area accommodating 4 cars or campervan. Groves Garden Centre and The Crown Inn are within a few minutes' walk away.

The property is approx 1 mile walk into Bridport town centre with its mainly independent shops, twice-weekly street market, artists' and vintage quadrant, Art Centre, Electric Palace theatre/cinema and Leisure Centre with indoor swimming pool and fitness suites. Bridport affords a vibrant community with many organisations and clubs and the central Bucky Doo Square hosts bands and festivals all year round.

The coastal village/resort of West Bay lies a similar distance to the south and is a level walk away with its fishing/boating harbour, beaches, wide range of marine and water sports and access to the Jurassic Coastline and South West Coastal Paths.

**THE PROPERTY** comprises a detached traditionally built bungalow featuring brick elevations under a concrete tiled and hipped roof dating from the 1950's. It has recently been well renovated with a rebuild of the original garage now forming additional accommodation and a new garage provided to the north providing a workshop/gym or cinema room.

The internal accommodation has been re-designed to provide 3 double bedrooms and also a separate cloakroom, together with a utility/laundry room which presently also provides a dining room. The bathroom and kitchen have been beautifully re-fitted with much attention to detail. There are all new double-glazed windows, mainly laminate flooring and new lighting.

Outside, there is now a raised wooden platform verandah to the west offering day/evening dining space to enjoy the wonderful sunshine and sunsets.

The garden has been re-created to provide a well-planted Mediterranean-style, easily maintained garden all well fenced for privacy and ideal for a lock up and leave property.

The sellers claim that this is a wonderful supportive community which has been so important to them.

**DIRECTIONS:** From the centre of Bridport travelling south along South Street to the roundabout. Take the third exit signposted to West Bay and then first left into Wanderwell. At the junction turn left and access to the property will be found immediately on the left with the driveway/parking area leading to the main entrance doors.

**THE ACCOMMODATION** comprises the following:

UPVC part double-glazed French entrance doors opening on the south side to an:

**ENCLOSED ENTRANCE HALL** with attractive mosaic-style flooring and leading to an:

**INNER ENTRANCE HALL** with coat peg rack and recess ideal for a side-board/display area. Double-doored storage cupboard partly shelved and another double-doored cupboard housing the Vaillant mains gas boiler and storage for cleaning equipment. Hatch to insulated roof space with ladder and light fitted.

**SITTING ROOM** with two windows to the north for extra light and a bay to the west fitted with double-French doors with side windows, opening to the verandah. (The former fireplace has been removed but the chimney stack remains and we understand this would accommodate a wood-burning stove if desired). Archway through to:

**KITCHEN:** Recently fitted with a comprehensive range of units including a one-and-a-half bowl sink unit, wall-mounted cupboards including a bottle rack and base cupboards and pan drawers with luxury work surfaces over suitable for hot pan standing and incorporating a 4-ring gas hob. Bay window to the westerly views. Open to:

**DINING ROOM** with door and adjoining window opening to the westerly terrace/verandah providing outside dining area. Work surface over plumbing for washing machine and tumble dryer and incorporating a single drainer stainless steel sink unit and space for fridge/freezer. Additional window to the east.

**BEDROOM 1** with triple-doored fitted wardrobes with additional side shelved unit and window to the north.

**BEDROOM 2** with window to the east. Fitted wardrobes incorporating rails, drawers and shelves.

**BEDROOM 3** with windows to the east and south and with built-in wardrobe.

**CLOAKROOM** with macerator toilet and handbasin.

**BATHROOM** with shower cubicle with rainwater head and hand held attachment and basin and toilet in cupboard housing. Two obscure-glazed windows for natural light and ventilation. Sunken ceiling downlighters. Fully tiled with matching flooring.

### OUTSIDE

The property has a new resin driveway/parking area on the east side providing parking for 4 cars/campervan. There is a new outside room adjoining the north side which has a pedestrian door with window alongside from the west. This has lighting and power points provided and provides an extra outside room ideal for a cinema room/gym/workshop/store. There is a large stone paved platform adjoining to the north-west providing an outside entertaining area and there is a pedestrian gate out to the front allowing for direct garden access.

The whole site has recently been fenced with wooden fencing to provide privacy and seclusion.

There are lower level gardens extending to the west, recently landscaped for ease of maintenance with Mediterranean style herbaceous borders with a small area of fenced off lawn for a dog and rotary washing line provision.

To the west side of the property is a large wooden platform verandah for sitting out/outside dining area with wooden steps down to a lower level lawn with specimen shrubs, a gravelled area beneath the verandah and a large bed for herbaceous planting.

**SERVICES:** Mains electricity, drainage, water and gas. Gas central heating and modern UPVC double-glazing. Council Tax Band 'D'.

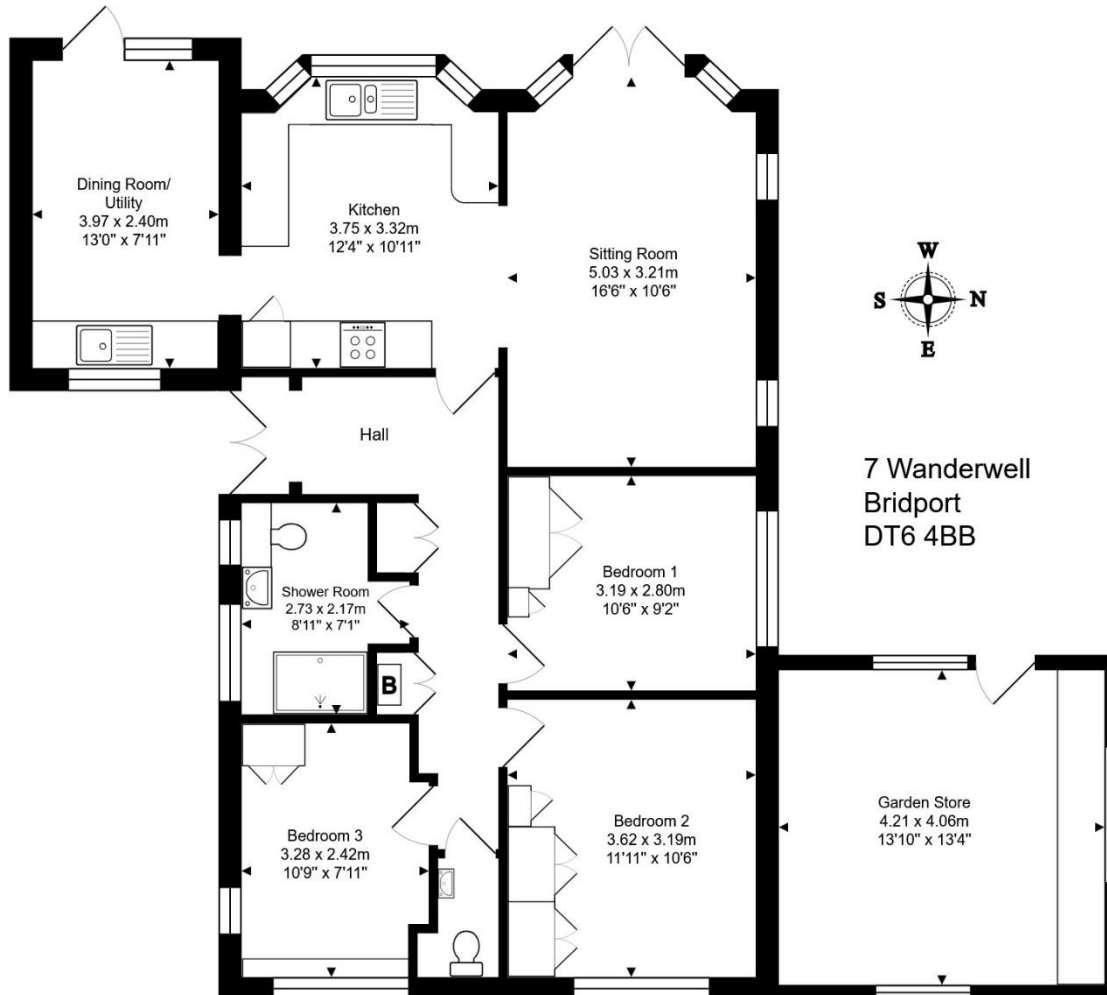
Broadband coverage: Check Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband).

Mobile signal: Check Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband).

Flood risk: Check [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

TC/CC/KEA260016/13326

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 86.7 m<sup>2</sup> ... 933 ft<sup>2</sup> (excluding garden store)

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



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