

5 Seaward Gardens

Bridport Dorset
DT6 4EJ



Guide Price £495,000 Freehold

A spacious, quietly tucked away detached bungalow occupying a generous level site with outbuildings and extensive parking area just a walk from the town centre and to the coast at West Bay



SITUATION: The property occupies a generous level plot and is located on an inner corner site within the Seaward Gardens cul-de-sac which lies off West Bay Road.

There is a regular bus service close by to West Bay or into Bridport, or further to Weymouth, Lyme Regis and Axminster. For those with mobility problems this is an ideal location, whilst the more active can benefit from the proximity of the hard walkway/cycle route between Bridport and West Bay, the golf course on East Cliff, the fishing/boating harbour, beaches and access to the Jurassic Coastline and South West Coastal Path with all the sea and marine activities provided.

The vibrant town of Bridport lies approx 1 mile to the north with its range of mainly independent shops, twice-weekly street market, Electric Palace theatre/cinema, art centre, leisure centre, artists' and vintage quadrant and the central Bucky Doo Square which hosts bands and events all year round. Bridport benefits from an extensive range of clubs and societies providing for most leisure interests and has a well supported U3A group.

THE PROPERTY occupies one of the few completely level sites in Bridport and is within almost level walking distance of both West Bay and Bridport. It comprises a detached 2 double bed bungalow with a useful loft room/studio and believed to have been built in the 1970's with a modern contemporary extension to the rear providing a superb kitchen/dining/living area. It is of traditional construction with mainly Tyrolene-rendered elevations under a concrete tiled roof. There is a range of outbuildings for workshops and leisure pursuits, garaging and outhouses.

There are good-sized level gardens and an extensive parking area to the front suitable for a boat or campervan and vehicles. There is also potential for extensions, subject to any necessary planning permissions/building regulations.

DIRECTIONS: From the centre of Bridport travelling south along South Street, at The Crown roundabout, take the third exit off signposted to West Bay. After approx 0.5 mile, the entrance to Seaward Gardens will be found on the left-hand side with No 5 being tucked into the corner on the right hand side.

THE ACCOMMODATION affords:

Recessed extra-wide uPVC entrance door with glazed side panels allowing a good degree of natural light flow to the:

SPACIOUS ENTRANCE HALL with side archway fitted with display shelving. Attractive marble-effect flooring, built-in cupboard housing the Vaillant mains gas-fired boiler, decorative radiator cover. Door to staircase rising to an upstairs' loft room/studio.

LOUNGE/SNUG with bow window to the front and additional window to the side, dado rail and wall-mounting for TV.

'L'-SHAPED CONTEMPORARY KITCHEN/DINING/SITTING ROOM with extensive range of wall mounted and base units with worksurfaces incorporating a single drainer stainless steel sink unit with mixer tap, built-in oven with cooker hood over, Hotpoint hob, integrated dishwasher and washing machine and fridge/freezer and with corner-doored pantry cupboard and complimenting tiled splashbacks. There is plenty of space for a large dining table and sitting area with windows to the east and west and a double-glazed door to the side terrace.

BEDROOM 1 with bay window to the front. Four-doored built in wardrobe cupboard.

BEDROOM 2: Another double bedroom with window overlooking the rear garden.

SHOWER ROOM with suite comprising a shower cubicle, pedestal basin with mirror and light/shaver point over together with a low level WC. Ladder-style towel rail/radiator, obscure-glazed window.

FIRST FLOOR

The staircase rises directly into the **LOFT ROOM** which has eaves shaping and Velux windows and wooden balustrading against the staircase opening. Eaves storage cupboards and modern electric consumer box.

OUTSIDE

There is a former garage now providing a **STUDIO** with window to the front and pedestrian UPVC entrance door.

At the rear of this building is a substantial outbuilding forming a **STORAGE SHED** suitable for a trailer, bikes or similar which has double entrance gates.

Close by is also a **DETACHED WOODEN SHED** which has power and light fitted and provides space for a tumble-dryer, drinks storage and a freezer.

Terraced patio areas surround the property with lawned area adjoining with bushes and small trees against the high wooden fenced boundary and there is a feature raised bed.

There is another **LARGE WOODEN CHALET** which has lighting circuits and power fitted and has a work bench and racking extending around the interior and obscure glazed and clear panes allowing good natural light flow. This room is an ideal space for working and is suitable for a games room. There is also another detached wooden **WORKSHOP/TOOL STORE** to the side.

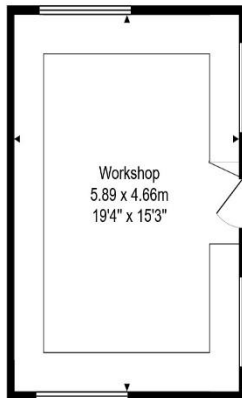
Pedestrian and vehicular gates provide access from the front **EXTENSIVE PARKING AREA** to the rear hidden workshops and sheds.

SERVICES: All mains services are connected. Council Tax Band 'E'.

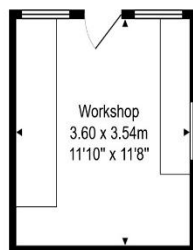
Broadband and mobile coverage - see Ofcom website for up-to-date information. For flooding information – see Govt. website.

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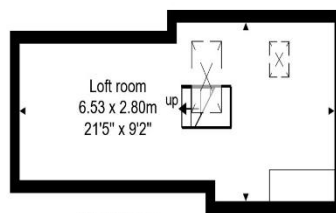
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



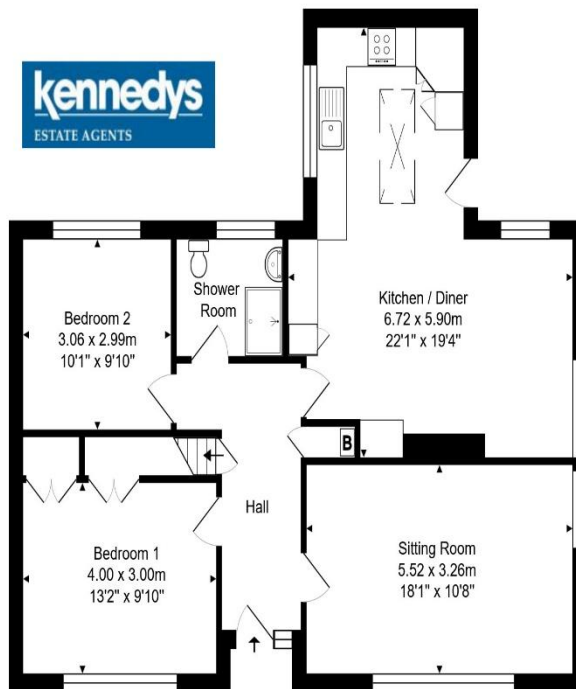
Area: 27.4 m² ... 295 ft²



Area: 12.7 m² ... 137 ft²



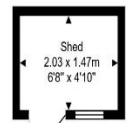
First Floor
Area: 15.9 m² ... 171 ft²



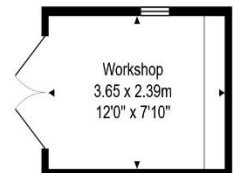
Ground Floor
Area: 86.2 m² ... 928 ft²

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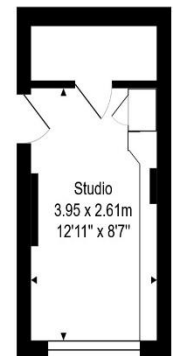
Not to scale. Measurements are
approximate and for guidance only.



Area: 3.0 m² ... 32 ft²



Area: 8.7 m² ... 94 ft²



Annexe
Area: 12.8 m² ... 138 ft²



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.