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# Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers  
Residential - Commercial - Rural



32, Slades Green, Bridport, Dorset, DT6 4DZ  
Guide Price £375,000



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A detached two-bedroom bungalow in need of modernisation, set in a popular residential area in a peaceful elevated position on the outskirts of Bridport. Boasting stunning views over Bridport and a well-established tiered garden, this property offers great potential.



## Property Details

- Two bedrooms
- Walk-in storage room/  
potential study
- In need of modernisation
- Garden
- Far reaching  
views
- Popular  
Residential  
Location

### THE PROPERTY

Situated in a quiet and sought-after residential area on the outskirts of Bridport, this two-bedroom detached bungalow occupies an elevated position with stunning views over Bridport towards the iconic Colmers Hill in the distance. Offering great potential for modernisation, the property presents versatile living accommodation, a garage, and a generously sized garden.

The accommodation begins with an entrance porch leading into a central hallway with a boiler cupboard and access to all main rooms. The living room enjoys charming rear aspect views, featuring a patio door opening onto the garden and a central fireplace with a feature electric fire.

The adjoining kitchen/dining room is fitted with wall and base units, laminate worktops, and a stainless steel sink/drainage, with far-reaching countryside views from the rear-facing window. A lean-to utility area leads off the kitchen and includes access to a gardener's WC located at the rear of the porch.

There are two well-proportioned double bedrooms. Bedroom One benefits from both front and side aspect windows, while Bedroom Two includes a front aspect window and built-in wardrobes. Off the hallway, a walk-in storage room with a small window offers excellent potential to be converted into a home office, study, or hobby space.

The bathroom is fitted with a bath, WC, pedestal hand wash basin, and a side aspect obscure glazed window. An airing cupboard houses the hot water tank.

### OUTSIDE

Outside, the well-established tiered garden includes a level lawn bordered by mature shrubs, a raised planting bed, and steps leading down to a lower level with a vegetable patch—ideal for gardening enthusiasts. A sunroom is attached to the rear of the garage, offering a peaceful retreat overlooking the garden.



To the front, the property provides driveway parking for several vehicles and a single garage with an electric up-and-over door and power connected.

### SITUATION

The property is located on the South-Eastern side of the bustling market town of Bridport, renowned for its friendly and vibrant culture and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth. Just south of Bridport town lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Gas Central Heating

Construction Type: Conventional Brick and block construction with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside on some major networks, please refer to Ofcom website.

Parking: Driveway & Single Garage.

### SERVICES

Mains electricity, gas, water and drainage.  
Council Tax Band: D (West Dorset Council)  
EPC: D (65)

### AGENT NOTE

Disclaimers: This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

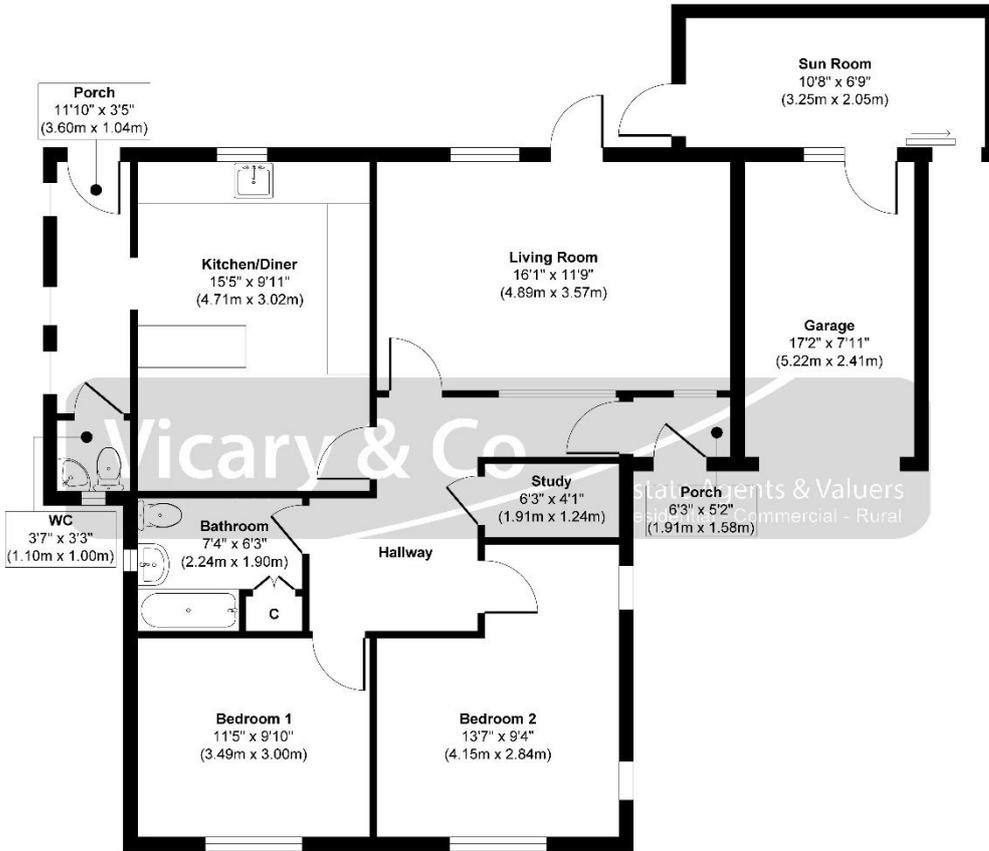
Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

### VIEWINGS

Strictly by appointment only with Vicary & Co



# Slades Green, Bridport, Dorset, DT6 4DZ



Floor Plan

Approx. Gross Internal Floor Area 1050 sq. ft / 97.58 sq. m

Produced by Elements Property



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Important Information:**  
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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