

Axminster Branch

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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



13 Nursery Gardens, Bridport, Dorset, DT6 3BX
Guide Price £435,000



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A three bedroom detached bungalow, set in a quiet cul-de-sac just outside the bustling heart of Bridport and situated within level walking distance of the town centre. No onward chain.



Property Details

- Three bedrooms
- Garage
- Popular Residential Area
- Low maintenance Garden
- Detached
- No onward chain

THE PROPERTY

The accommodation is entered via an entrance porch which opens into a welcoming hallway. To the left is a generously sized, dual-aspect living room with front and rear aspect windows, allowing plenty of natural light featuring an electric fireplace as a focal point.

There are three bedrooms in total, two of which are well-proportioned doubles, with the third being slightly smaller and ideal for use as a guest room, home office or study. The kitchen is fitted with a range of wall and base units and provides space for a freestanding cooker along with areas for appliances of your choice. A large window overlooks the rear garden, creating a bright and pleasant space. A door from the kitchen leads into a spacious conservatory, offering versatile additional accommodation suitable for dining or seating, with double patio doors opening out onto the garden. An internal door from the conservatory provides direct access to the garage for added convenience.

The family bathroom is fitted with a white suite comprising a bath with shower facility, hand wash basin and WC, with tiled walls to the bath area, a radiator and an obscure glazed front-aspect window.

OUTSIDE

Occupying a generous plot, the property enjoys attractive front and rear gardens, together with a single garage and a spacious driveway providing ample off-road parking.

The front and rear gardens are mainly laid-to-lawn, featuring a patio area, planting beds, bordering bushes and

shrubs and a pond, creating a delightful outdoor space for relaxation and entertaining.

The bungalow benefits from gas central heating and is double glazed throughout, ensuring a warm and comfortable home.

This bungalow offers comfortable and versatile single-storey living in a popular residential area close to local amenities and transport links, making it an ideal purchase for a wide range of buyers.

SITUATION

Nursery Gardens is situated close to the centre 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: Mains Gas

Construction Type: Conventional block wall construction with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is generally available on most networks, please refer to Ofcom website.

Flood risk: Very low based on date from gov.uk website

Parking: Driveway parking and garage.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: E (Dorset Council)

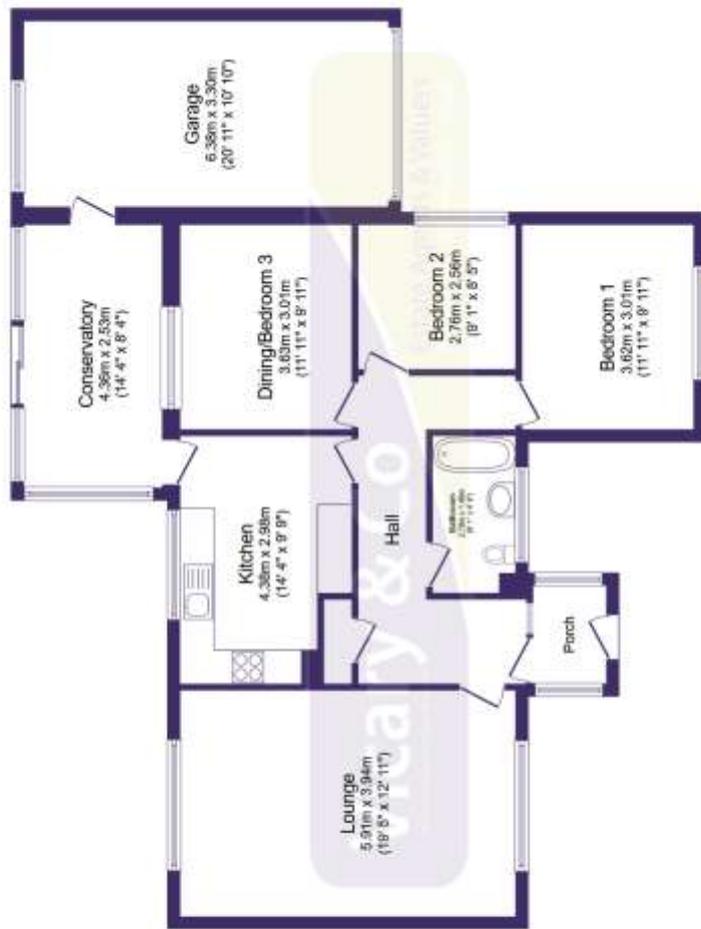
EPC: D (62)

VIEWINGS

Strictly by appointment only with Vicary & Co



Nursery Gardens, Bridport, Dorset, DT6 3BX



Floor Plan
Floor area 121.2 sq. m. (1,305 sq. ft.)

Total floor area: 121.2 sq. m. (1,305 sq. ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A buyer must rely upon its own inspection(s). Powered by www.propertybox.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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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