

## 15 Bramley Hill

Bridport Dorset  
DT6 3DP



### Guide Price £350,000 Freehold

A beautifully appointed and presented 2 double bed semi-detached bungalow with conservatory, decked terrace and garden, garage and long driveway on the northern fringe of the town



**SITUATION:** The property is located on the lower slope of Bramley which is an uphill/downhill access by car but has a close by walkway directly onto St Andrews Road with Lidl and the Co-op almost directly opposite. The property is tucked quietly off the B3066 Beaminster Road and has direct access to walks both to the hillside and along the riverside.

The property is easily accessible to both primary and secondary schools and into the town centre of Bridport which lies some approx a mile to the south. Bridport is a vibrant town with a renowned twice-weekly street market, an art centre, Electric Palace cinema/theatre, leisure centre with indoor swimming pool, artists' and vintage quadrant and the central Bucky Doo Square which hosts bands, festivals and events all year round.

The coastal village of West Bay lies some 2.5 miles to the south with its ancient fishing harbour, beaches and gateway to the Jurassic Coastline and South West Coastal Paths.

**THE PROPERTY** comprises a semi-detached bungalow featuring cavity brick elevations under a Roman-style concrete roof and has been extremely well modernised in recent years and is now beautifully presented throughout with an extension to the rear providing a conservatory opening to a decked balcony area and also has a garage with long driveway providing tandem parking for several vehicles and a sun-bathed lower garden area all easy to maintain.

The accommodation benefits from double-glazed windows and doors, a modern gas-fired boiler providing central heating and hot water (in the roof space), modern bathroom and kitchen facilities and tasteful decoration throughout.

The property is one of only a few bungalows in Bridport which are easily accessible, in excellent order, easy to maintain offering 2 double bedrooms, shower room, sitting room and conservatory, a garage providing utility/storage and plenty of parking in the driveway and ready to move into and enjoy immediately.

**DIRECTIONS:** From the centre of Bridport travelling east along East Street to the roundabout, take the first exit into Sea Road North and signposted to Beaminster. Just opposite Lidl, turn left into St Katherine's Drive and proceed to the junction and turn left and immediately left again into Bramley Hill. At the bottom of the close, No 15 will be found on the east side.

**THE ACCOMMODATION** comprises the following:

A modern entrance door with double-glazed panels on the north side off the driveway opens to the:

**ENTRANCE HALL** extending to the **INNER HALL**

**SITTING ROOM** with attractive fireplace fitted with an electric fire, wall lights and double doors leading to the:

**CONSERVATORY/DINING ROOM** constructed mainly of UPVC under a shaped pitched roof with mainly opening windows and double French doors opening to the decked balcony.

**KITCHEN:** Well fitted with modern units comprising wall-mounted and base cupboards with work surface incorporating a single drainer stainless steel sink unit with window above to easterly views and plumbing for washing machine and dishwasher under. Built-in double oven with gas hob and cooker hood over, under-unit lighting.

**2 DOUBLE BEDROOMS** both facing west.

**BATHROOM** with modern bath with shower unit and glazed screen, basin and toilet in cupboard housing, obscure-glazed window to side and ladder towel rail/radiator.

## **OUTSIDE**

The property is set well back from the cul-de-sac turning area with triple tiered gravelled front garden with sleeper edges and long driveway providing plenty of tandem parking to the side and leading to the **SINGLE GARAGE** which has a metal up-and-over door and a side pedestrian door off the side balcony and electric



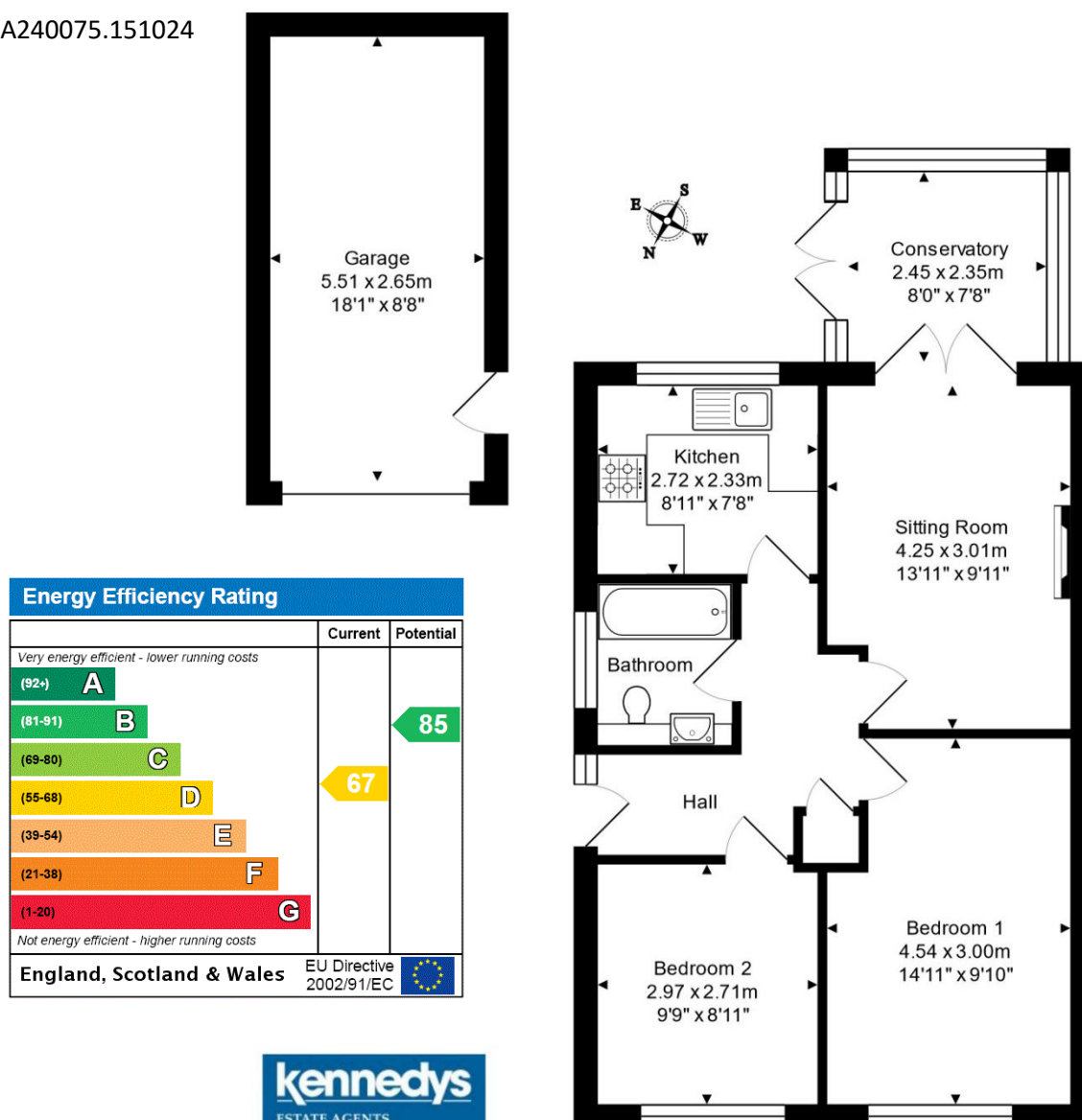
points and light are provided. This provides a useful workshop/utility/store. There is also a good-sized modern wooden shed tucked behind the garage.

Immediately to the rear of the property is a wooden flanked and decked balcony terrace enjoying the superb views to the distant open countryside and hills, with steps leading down to a lower gravelled area ideal for ease of maintenance and displaying as many patio pots as desired. This is well enclosed by wooden fencing providing privacy and seclusion and is bathed in sunshine for most of the day and formerly had a hot tub.

There is planning permission granted and plans drawn up for a single-storey extension to the rear with roof lights and patio doors to a small terrace area with steps leading down to the garden.

**SERVICES:** All mains services are connected. Council Tax Band C. Superfast Broadband available via Openreach approx 55-80 Mbps download speed. Likely mobile coverage from O2 and Vodafone.

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Total Area: 58.6 m<sup>2</sup> ... 630 ft<sup>2</sup> (excluding garage)

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



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