

## 7 Pasture Way

Bridport Dorset  
DT6 4DL



**Guide Price £385,000 Freehold**

A detached 3 bedroom bungalow with garden and garage in need of some cosmetic improvement, in established residential area within a fairly easy level walk to Bridport town centre



**SITUATION:** The property is located just into the established Pasture Way residential development in an almost level area with close by crossing over the main A35 onto the hard walkway across the meadows into Bridport town centre. In spite of its proximity to the main road, it does not suffer much traffic noise.

This is one of only a few bungalows with such easy access into the town (approx 0.5 mile distant). Bridport is a vibrant market town with mainly individual shops, a twice-weekly street market, churches of most denominations, artists' and vintage quadrant, art centre, Electric Palace theatre/cinema, large range of eateries and leisure centre with indoor swimming pool. The central Bucky Doo Square hosts regular bands, festivities and events all year round and there are so many sports, music, literary, theatrical and cultural groups including a well supported U3A group, suiting most leisure interests.

The coastal village/resort of West Bay lies some 2 miles to the south (which can be reached by walkways/cycle paths or bus services) with its ancient fishing/boating harbour, beaches and access to the Jurassic Coast and South West Coastal Paths. West Bay also has a well supported swimming group, gig-rowing club and many events including firework displays. There is also a golf club on East Cliff.

**THE PROPERTY**, dates from the 1970's and comprises a detached bungalow featuring brick elevations under a concrete tiled roof and has the benefit of fairly modern double-glazed windows, mains gas central heating and a detached garage with driveway parking.

The accommodation enjoys a good degree of natural light and is east/west facing. Whilst the property has been well maintained and serviceable, it has been little updated and now requires some cosmetic improvement to meet today's modern lifestyle requirements.

The property enjoys a good-sized site with open-plan front garden and an enclosed rear garden sunshine for most of the day and there is a wooden chalet/retreat. The big advantage of this property is its almost level site and its fairly level walk into the town centre.

**DIRECTIONS:** From the centre of Bridport, travel South along South Street to the Groves roundabout and take the first exit onto Sea Road South. Take the second permitted turning left into Pasture Way and the property will be seen straight ahead.

**THE ACCOMMODATION** comprises the following:

The main entrance door lies on the north side opening to the:

**ENTRANCE HALL** which has another door opposite straight into the rear garden with coat peg rack close by. Built-in airing cupboard with hot water cylinder and slatted shelves. Hatch to roof space.

**'L'-SHAPED LIVING/DINING ROOM:** A light and spacious room with two windows to the west and one to the south and featuring reconstituted stone fireplace fitted with a gas fire.

**KITCHEN** with sliding glazed serving hatch to the dining area, fitted with basic older-style wall-mounted wall cupboards and work surfaces over base cupboards and drawers and incorporating a sink unit with mixer tap, double oven, plumbing for washing machine, space for fridge and freezer, window to the north and Greenstar mains gas boiler. Additional, space-saving, flap-down wooden work surface.

**BEDROOM 1:** A double bedroom with 4-doored fitted wardrobe cupboard (two with mirror sections) and large window overlooking the rear garden.

**BEDROOM 2** comprises another double bedroom with view into the rear garden.

**BEDROOM 3/OFFICE** looks over the path to the side.

**SHOWER ROOM** with fairly modern suite comprising a large shower cubicle partly screened and part with shower curtain fitted with a Mira shower unit with two handrails, wall-hung basin and low level WC. Obscure-glazed window.

## OUTSIDE

There is an open-plan front garden with arched brickwork incorporating a wrought-iron pedestrian gate joining the bungalow and garage and giving access to a side yard/patio area which leads into the garden



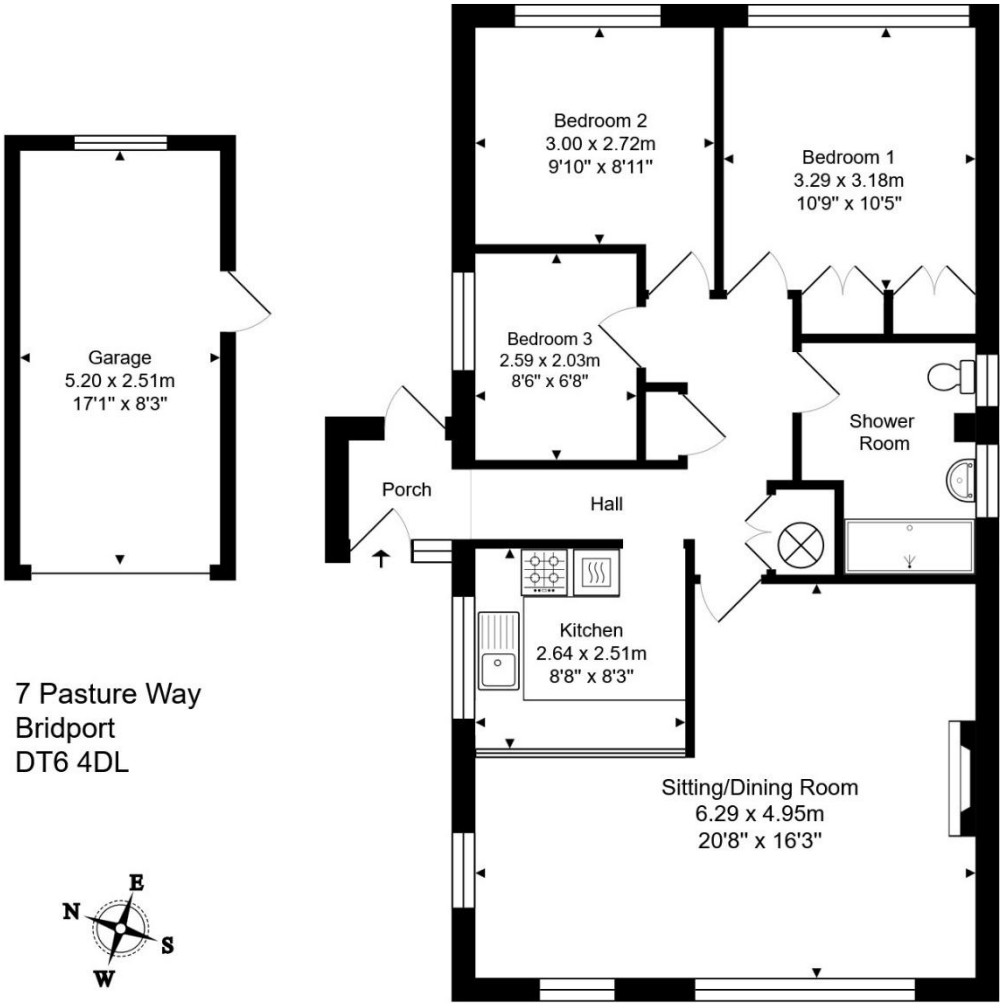
area which comprises a well enclosed lawned area on which there is also a large wooden chalet, ideal for a home-office, studio/retreat.

The garden is well established but offers a fairly blank canvas for garden design. It is enclosed with some established bushes and enjoys a good degree of privacy.

**THE DETACHED SINGLE GARAGE** has a roll-up remote controlled pedestrian door with light and power connected and a glazed pane to the rear for natural light to the workshop area and a pedestrian door to the side. The driveway in front of the garage and extended would park 3/4 cars in tandem.

**SERVICES:** All mains services are connected. Mains gas-fired central heating,. Council Tax Band 'D'. Broadband and Phone signal - check Ofcom website.

TC/CC/KEA250047



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Total Area: 77.1 m² ... 830 ft² (excluding garage)

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



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