



9 Meech Close
Bothenhampton, Bridport, Dorset

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Bothenhampton

Bridport

Dorset

DT6 4JT

A one bedroom bungalow with a lovely enclosed rear south facing garden in a quiet cul-de-sac, within walking distance of Bridport Town centre and all its amenities.



- Detached one bedroom bungalow
- Walking distance of Bridport Town
- Garage and off-road parking for two cars
 - Quiet cul-de-sac location

Guide Price £250,000

Freehold

Bridport Sales
01308 422092
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THE DWELLING

A detached one bedroom bungalow situated in an elevated position within walking distance of Bridport Town centre and all its amenities. It benefits from a lovely low maintenance south facing garden and views across town from the kitchen and bedroom. It would make an ideal lock and leave or second home.

ACCOMMODATION

The front door is on the side of the house and opens into a small porch and on into the hallway. On the left-hand side is the kitchen which has views over the rooftops to the hills beyond. It has a sink, some base level cupboards, a freestanding electric cooker and hob and open shelves creating additional storage. There is a large wooden kitchen table currently being used as the main work surface area. Along the hallway to the right is the living/dining room which has a stone fireplace that is currently not in use, but would make a good focal point. Double sliding doors open into the south facing conservatory which overlooks the back garden. To the left is a walk-in shower room with a white suite comprising shower, sink and WC. There are two good size storage cupboards in the hall, one which is currently shelved and one which is being used as a cloakroom cupboard. The large double bedroom is dual aspect and overlooks the front garden with more views over Bridport and has a built-in storage cupboard/wardrobe.

OUTSIDE

The front garden is mainly laid to lawn with some mature hedging on the left hand boundary. On the right hand side is a driveway with parking for two cars which leads to a single garage with an up and over door, power and lighting. To the left of the garage is a gate leading to the garden at the rear. The south facing back garden has a level paved path that wraps around the house and access to the garage via a side door. Some stone steps lead up to a seating area surrounded by planting and small trees.

SERVICES

Mains water, electricity and drainage. Gas fired central heating.
Broadband: Superfast speed is available.
Mobile phone coverage: Limited/Likely Indoors and Likely Outdoors (<https://checker.ofcom.org.uk>)
Council Tax Band: B
EPC: D

SITUATION

The property is located in Bothenhampton, a short walk away from the main shopping areas. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and

restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

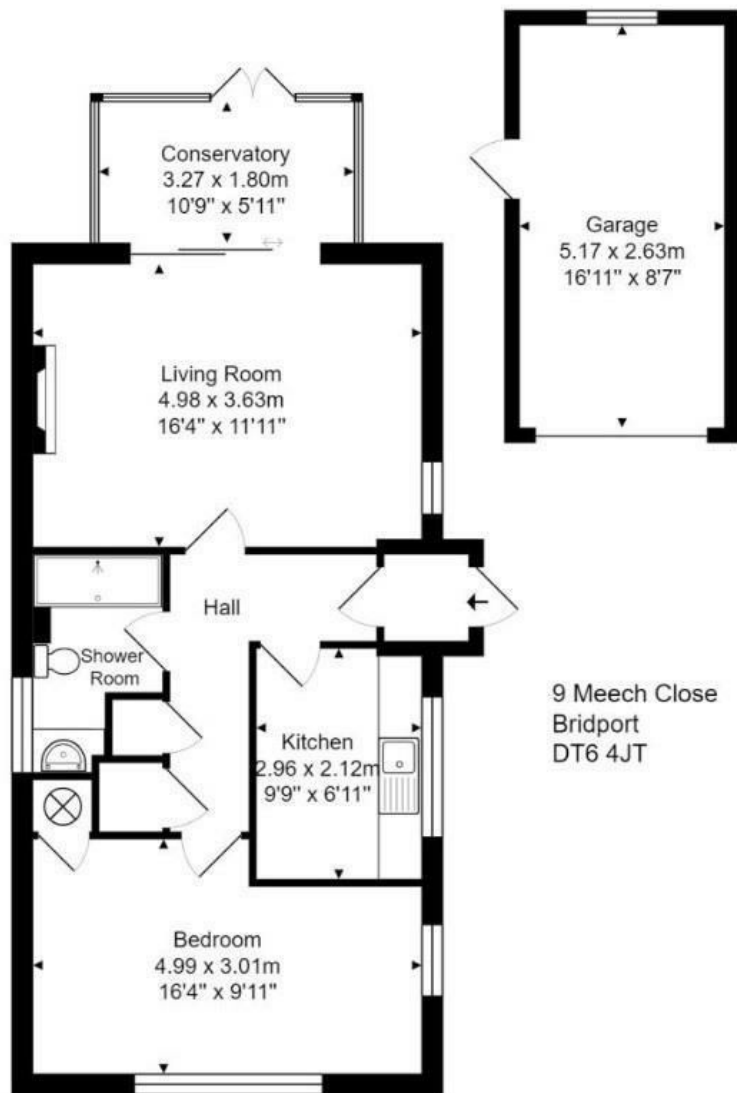
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MATERIAL INFORMATION

There is potential to reopen a stone fireplace to use as a focal point if desired.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
100-120 kWh/m ² /year	87
90-100 kWh/m ² /year	85
80-90 kWh/m ² /year	83
70-80 kWh/m ² /year	81
60-70 kWh/m ² /year	79
50-60 kWh/m ² /year	77
40-50 kWh/m ² /year	75
30-40 kWh/m ² /year	73
20-30 kWh/m ² /year	71
10-20 kWh/m ² /year	69
0-10 kWh/m ² /year	67
England & Wales	
EU Directive 2002/91/EC	



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Total Area: 59.4 m² ... 639 ft² (excluding garage)
Not to scale. Measurements are approximate
and for guidance only.



Bri/SVA/290525



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