





# 11 Brit View Road

West Bay, Bridport, DT6 4HY

Harbour and beaches 0.5 miles. Bridport 2 miles.

A well-appointed bungalow, enjoying wonderful countryside views in the sought-after coastal harbour resort of West Bay.

- Contemporary bungalow
- Favourable location on West Cliff
- Garage and off-road parking
- Well appointed
- Freehold
- Far reaching views with sea glimpses
- 2 bedrooms
- Living/dining room, kitchen and conservatory
- Excellent walks and amenities close by.
- CTB: E

Guide Price £505,000

## THE PROPERTY

An impressive link detached bungalow, enjoying rolling countryside views and sea glimpses which has been modernised throughout. The generous and well-presented accommodation comprises an entrance lobby, reception hall, living/dining room, kitchen, conservatory, two double bedrooms and a shower room and separate WC.

The main reception room enjoys beautiful views over the surrounding countryside and down to West Bay, along with a gas fireplace. Both the kitchen and the living room lead into a conservatory to the rear, enjoying further views over the garden and countryside.

The kitchen is well equipped, with an induction hob and electric oven as well as a Quooker Tap. It is fitted with floor and wall cabinets, and has space for white goods. The two bedrooms are good sized doubles, both enjoying countryside views. The principle bedroom has fitted wardrobes, and they both share the family shower room.





## OUTSIDE

The property benefits from both a front and rear garden, accessed through a side gate, as well as a generous driveway and single garage. The gardens are both laid to lawn, with a patio area to the rear of the property.

## SITUATION

Located on the favoured West Cliff Estate in West Bay, the property is in easy reach of the centre of West Bay, the South West Coastal Path and the open countryside. The popular resort of West Bay forms part of the Jurassic Coast World Heritage Site and is within an Area of Outstanding Natural Beauty. It offers a picturesque harbour, popular beaches and esplanade along with a good range of amenities including local shops, public houses, numerous excellent restaurants and an 18-hole golf course.

The thriving and historic town of Bridport is close by, offering comprehensive shopping, business and leisure facilities plus arts centre and leisure centre with an indoor swimming pool. The county towns of Dorchester and Weymouth are both within 15 miles, with London railway services.

## SERVICES

Mains water, electricity, gas and drainage.

Broadband - Standard up to 1Mbps and Superfast up to 68Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTION

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

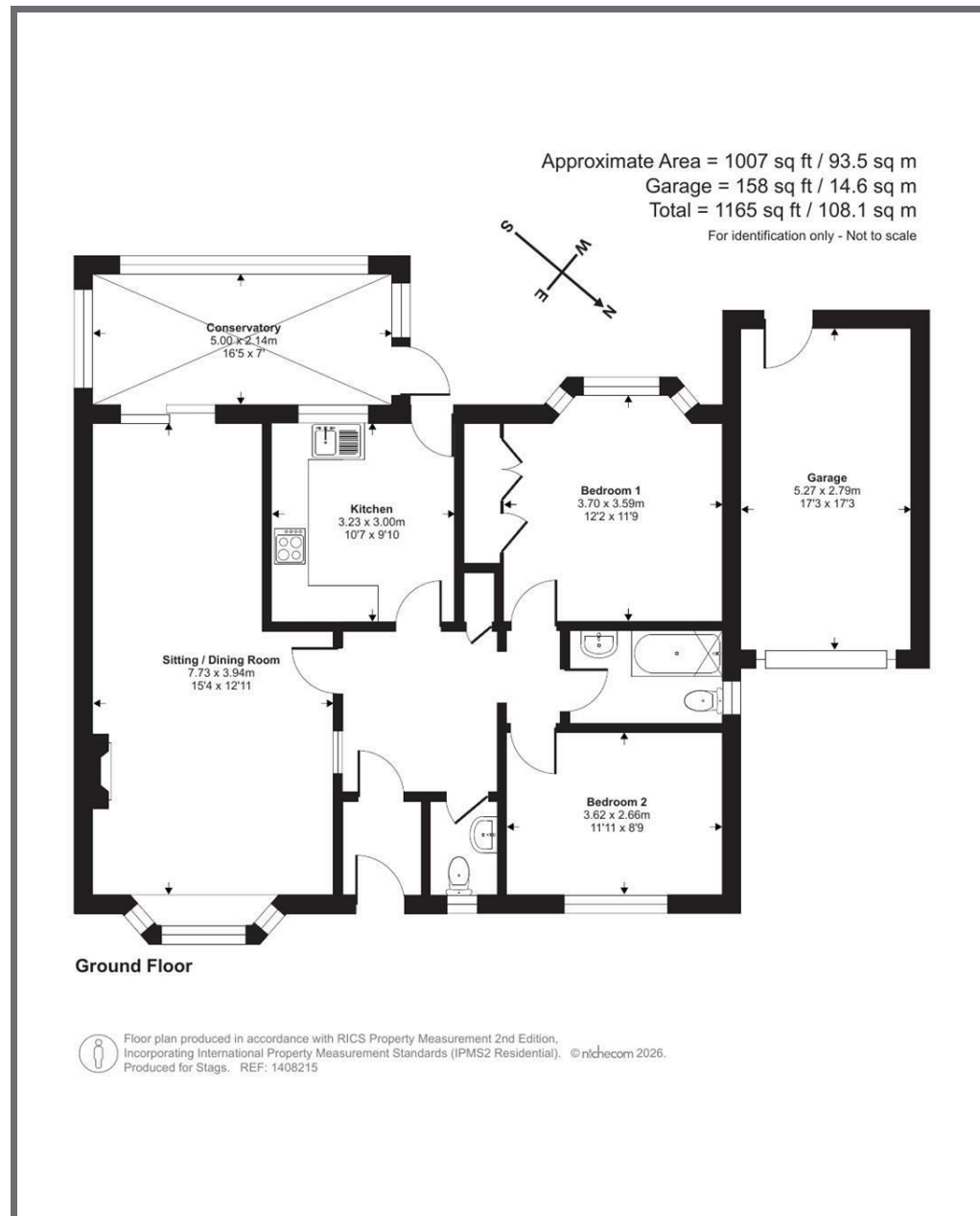


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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