



23, Bramble Drive



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Bridport, Dorset, DT6 4SN

Jurassic Coast/West Bay 0.5 miles. Bridport Town Centre 1 mile.

An attractive modern cottage style house on the highly sought after Meadowlands development, not far from West Bay

- Attractive cottage style house
- Popular Meadowlands development
- 2 Bedrooms
- Living, conservatory
- Kitchen/dining room
- West-facing rear garden
- 2 Parking spaces
- Close to West Bay and beaches
- No forward chain
- Freehold. Council Tax Band B

Guide Price £265,000

THE PROPERTY

Meadowlands is an extremely sought after development and the property is an attractive semi-detached house, built in 1999 by the well known Weymouth based builders, Betterment Properties, with brick and rendered elevations under a tiled roof.

The accommodation offers many excellent features including gas-fired central heating, uPVC windows and doors, well equipped kitchen with built-in electric oven and gas hob, upgraded shower room with double shower unit, polished stone fireplace, built-in wardrobes to bedroom 1 and a large uPVC conservatory.

The accommodation has a generous floor area of around 730sqft.

Ground floor - Hall, living room, kitchen/dining room, conservatory
First floor - Landing, two bedrooms, shower room

The property is offered with no forward chain and viewing is highly recommended.



OUTSIDE

To the front is a small open plan gravelled area whilst the rear garden is fully enclosed and paved, designed for ease of maintenance. There is a timber shed, outside tap and gated rear pedestrian access that leads to two allocated parking spaces.

SITUATION

The property is very pleasantly located on the highly popular and attractive Meadowlands development.

West Bay is a very popular coastal resort with a picturesque harbour, bathing beaches and a whole range of facilities. It forms part of the stunning World Heritage coast, known as the Jurassic Coast and was the location for the TV drama Broadchurch. There is a level foot/cycle path down to West Bay and also to Bridport along the former railway line. Also nearby is a Spar shop.

The historic and thriving market town of Bridport is also close by, with its twice weekly markets and comprehensive shopping, business and leisure facilities. The surrounding area is designated as being one of outstanding natural beauty (AONB) with numerous lovely country and coastal walks. The towns of Dorchester, Weymouth and Lyme Regis are all within some 20-30 minutes' drive.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 10Mbps and Ultrafast up to 1000Mbps.

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

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From our Bridport office proceed down South Street to the roundabout and take the 3rd exit into West Bay Road. Continue for approximately ½ mile and turn left into Meadowlands. Take the 2nd right into Bramble Drive and the property is identified by a Stags For Sale board.
[What3Words:///slice.alive.lollipop](#)



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		
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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