



Symonds  
& Sampson

Houndsell Way  
West Allington, Bridport

# Houndsell Way

West Allington

Bridport

DT6 5QX

A beautifully presented three bedroom semi-detached home, situated close to Bridport town centre with off street parking and a garage.



- Short walk into town
  - 3 bedrooms
- Attractively landscaped garden
- Views towards Allington Hill

Guide Price £415,000

Freehold

Bridport Sales  
01308 422092  
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## DWELLING

This three bedroom semi-detached home was built by the well respected local builder CG Fry, as part of a select development on the outskirts of town. This excellent property boasts off street parking to the rear and a garage.

## ACCOMMODATION

This property is entered through a stylish hallway with a cloakroom off. The downstairs toilet and living room are both positioned to the front of the property. The living room has a large window which allows natural light and provides a modern gas fireplace as the main focal point.. Through to the rear of the property is the open plan kitchen/dining area. The kitchen is fitted with a range of comprehensive wall and base units including an integrated gas hob, fridge/freezer, dishwasher and double oven. Upstairs there is a family bathroom and three generously proportioned bedrooms with the principle to the rear which has an en suite shower room, built in wardrobes and views towards Allington Hill. The remaining bedrooms are located at the front of the property.

## OUTSIDE

The property is set in an elevated position with steps leading up to the entrance of the property. It is neatly presented with well kept shrubs and greenery. To the rear is an attractively landscaped rockery with a paved patio seating area ideal for entertaining. Further steps lead up to the parking area and garage which has power and lighting.

## SITUATION

The property is found on the West side of the town, 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 Coast 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

What3words-///reef.farmland.cemented

## SERVICES

Mains gas, electricity, water and drainage.

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is good indoors and out.

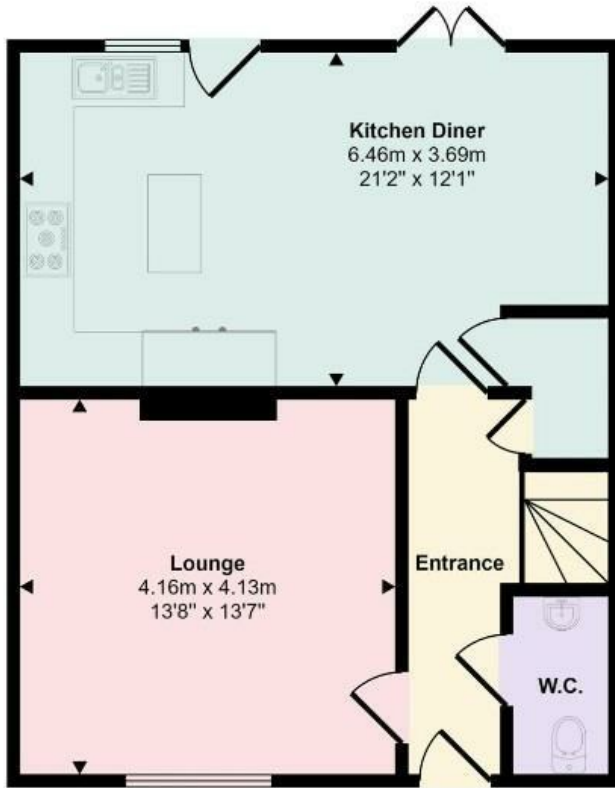
Dorset Council: 01305 251010

Council Tax Band: D

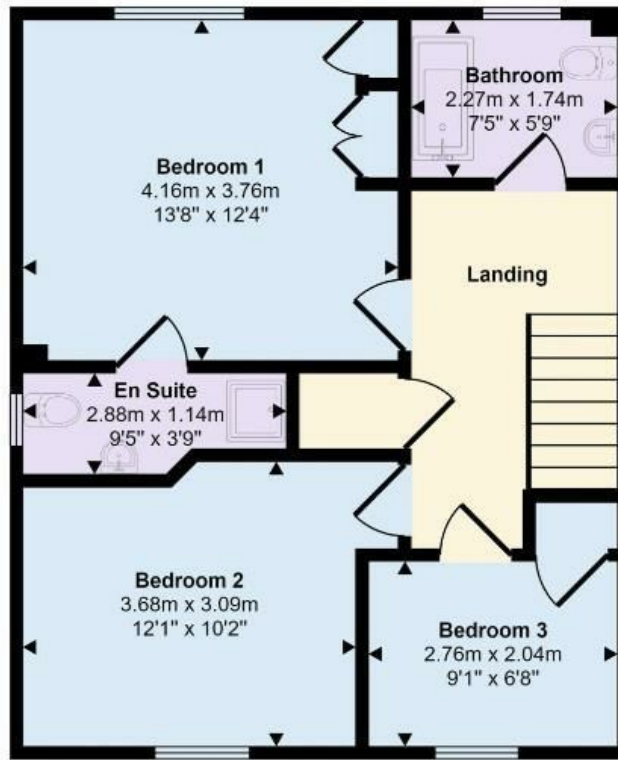
EPC: C



Energy Efficiency Rating		Current	Potential
Best energy efficient - lowest energy costs			
A	92-100	85	
B	81-91		
C	69-80	72	
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Worst energy efficient - highest energy costs			
England & Wales			
EPC Director 2008/11/13			



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.

Bridport/ISR/230924



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