



Bakrota



Bakrota Meadway

West Bay, Bridport, DT6 4HP

Harbour/Beach 0.2 mile. Bridport 2 miles.

An attractive, much improved, individual detached bungalow peacefully located yet close to the beaches and harbour in this highly sought after Jurassic Coast resort

- Attractive individual bungalow - No forward chain
- 3 Double bedrooms
- Large reception room and conservatory
- Attractive landscaped west-facing gardens
- Peaceful position close to the beach
- Much improved and enlarged
- Bathroom/shower room, en-suite washroom, potential additional en-suite shower room
- Views to East Cliff and sea glimpses
- Double garage and driveway with parking for 3 cars
- Freehold. Council Tax Band D

Guide Price £585,000

THE PROPERTY

Bakrota is an attractive, individual, bungalow in a sought after private seaside location, just back from the harbour and beaches, in this highly sought after resort on the world famous Jurassic Coast. The original bungalow is believed to have been built in the 1940s and under the current ownership since 2016 a comprehensive programme of enlargement, improvement and upgrading has been undertaken to now create a very comfortable and well appointed individual home.

The spacious and well presented accommodation enjoys distant views to East Cliff, Bothen Hill and also sea glimpses. Character-style features include Rhodesian teak wood block flooring, picture rails and a stunning vaulted beamed ceiling to the principal bedroom.

The excellent specification includes gas-fired central heating, multi-fuel stove, uPVC sealed unit windows, composite front door (supplied by well respected local company, Heavers), well equipped modern kitchen with comprehensive appliances (Smeg range cooker – gas hob/electric ovens – large extractor hood, integrated dishwasher and integrated washer/drier), quality en-suite wash room and fully tiled bathroom/shower room with walk-in rainfall shower (both supplied and installed by the well respected local firm Ocean Bathrooms). Extensive landscaping works have also been carried out and new drainage, this includes the building of a double garage, the creation of off-road parking and landscaping of the gardens.

The accommodation extends to - reception hall, living/dining room with multi fuel stove, conservatory (brick and block lower portion with upvc upper portion), inner hall, kitchen with French doors, principal bedroom with French doors and en-suite wash room, second bedroom with ensuite dark room / store (with plumbing to create an en-suite shower room or utility), third bedroom, family bathroom/shower room.



OUTSIDE

Driveway with parking for 3 cars together with external power points, water tap and water butts.

Large detached double garage.

A paved pathway and steps, with low retaining walls, lead up to the front door and there is also a side pedestrian gate to both sides.

Well stocked lawned front garden with flower and shrub beds. Attractive side and rear gardens enjoying sunny south and west facing aspects, very well stocked with areas of lawn, roses, two mature apple trees, adjoining paved terrace plus barbeque and raised timber decking with pergola, again, with external power points and water tap.

SITUATION

Meadway is a small, peaceful and private, cul-de-sac of individual properties. It is well situated just to the west of the harbour and just back from the esplanade/West Beach, being less than a few minutes' walk. West Bay is a popular coastal resort forming part of the stunning World Heritage Jurassic Coast and with its picturesque harbour, bathing beaches and stunning cliff scenery. Within West Bay there are a whole range of amenities including cafes, restaurants and pubs plus a shop. The charming and thriving market town of Bridport is very nearby, offering a more comprehensive range of shopping, business, leisure and cultural facilities. There are regular bus services between West Bay and Bridport.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 2Mbps and Superfast up to 74Mbps.

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).

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

At West Bay go past the harbour and at the mini-roundabout take the 2nd left into Forty Foot Way. After the Private Estate sign take the 2nd right into Meadway and Bakrota will be seen on the left.

AGENTS' NOTES

There is a Residents' Association – West Cliff House Owners Association with an annual service charge of just £125 as a contribution towards the upkeep of West Cliff including Meadway.

The pine fire surround is excluded and will be removed on sale.



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.



Approximate Area = 1398 sq ft / 129.8 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2025. Produced for Stags. REF: 1346966



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			

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