



Howard Close, Bothenhampton, Bridport

A classic four bedroom detached family house with a double garage and views over the garden towards Jellyfields Nature Reserve.

Guide Price
£520,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Howard Close, Bothenhampton, Bridport, DT6 4SR

- Well presented throughout
- Beautifully maintained rear garden
 - Lovely countryside views
- Double garage and driveway parking
 - Popular edge of town location

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Pippins is believed to have been built in 2000 by Betterment Homes and is a traditional double fronted detached family house with brick elevations under a tiled roof. In addition to its spacious accommodation, the position is what marks this property out from other similar houses. It lies in a sought after edge of town location overlooking open countryside to the rear, and is located in a quiet cul-de-sac away from passing traffic with the advantage of being just a walk to Bridport town centre - a rare beast indeed!

The property is conventionally arranged around the hallway on the ground floor. On the left hand side, there is the sitting/dining room which stretches from the front to the rear of the original property with sliding double doors leading through to a conservatory which was upgraded in 2017 and enjoys the best of the views over the garden and the local countryside behind. To the right hand side of the hall there is a kitchen/breakfast room with an eating area to one end and a kitchen area to the other, that is equipped

with a comprehensive range of floor and wall mounted units and cupboards with built-in double electric oven and gas hob, with space for a fridge/freezer and a dishwasher. Behind the kitchen is a useful utility room while at the end of the hallway there is a cloakroom. Upstairs there are four double bedrooms, the principle of which has an ensuite shower room with the three remaining bedrooms having use of a family bathroom with a shower over the bath. The two bedrooms to the rear have fantastic views over the garden towards Jellyfields Nature Reserve. The property has UPVC double glazing, gas fired central heating and Rockwool cavity insulation.

Outside

There is a driveway to the side of the house, laid to tarmac providing parking for a number of cars and access to the double garage that is equipped with twin up and over doors with light and power. The gardens behind are a particular feature of the property, with a terrace immediately behind the house giving way to a formal garden, below that is for

the most part laid to lawn and edged and punctuated by mature herbaceous, shrub and tree planting. To one corner there is a magnificent mature fir tree that has a TPO and to the other corner behind the garage there is a greenhouse.

Situation

The property is situated on the edge of the bustling and vibrant market town of Bridport. Bridport 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, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Services

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

Local Authority

Dorset Council - 01305 251010.

Council Tax Band E.

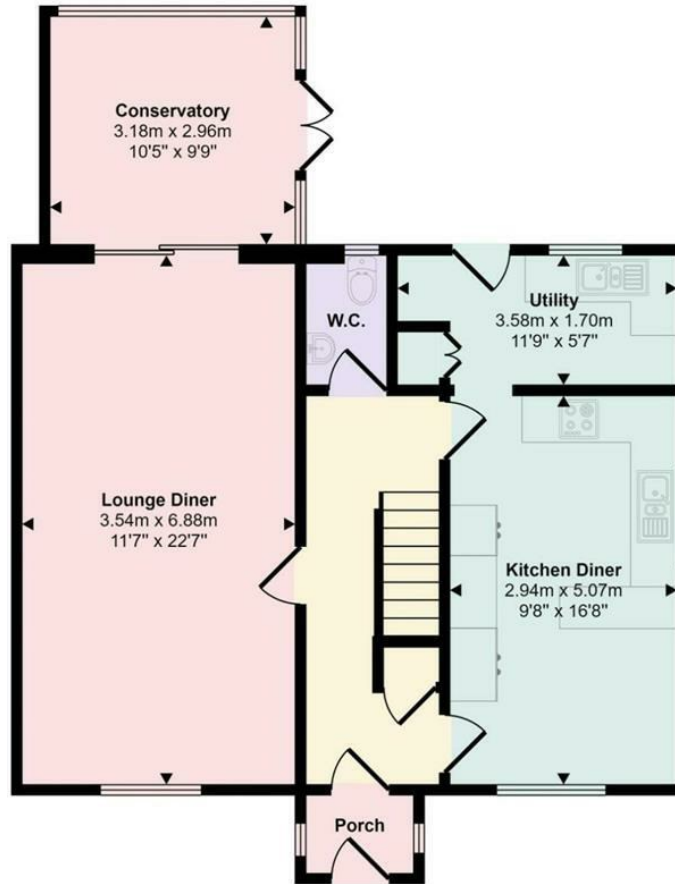
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Directions

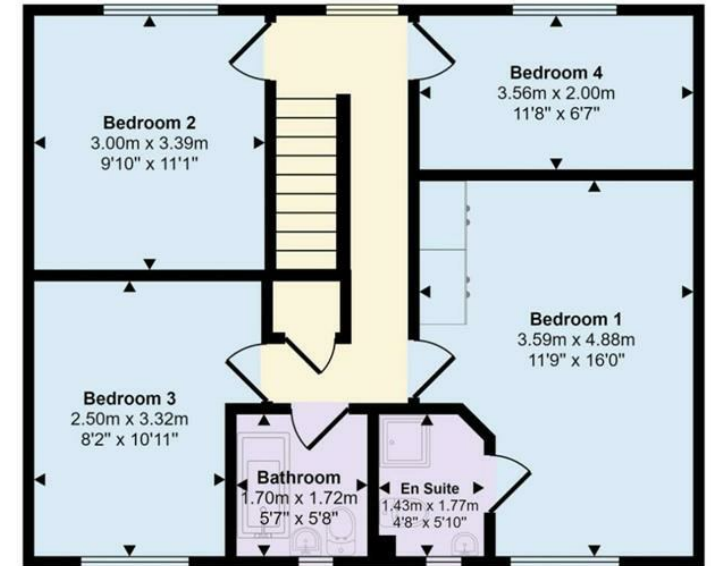
From our offices proceed up to the square, turning right at the traffic lights into East Road. Proceed to the roundabout and take the second turning towards Dorchester into East Street. Continue to the top of the hill and take the first major turning on the right hand side into Howard Road. Once in Howard Road bear left at the fork in the road and left again at the bottom of the hill into Howard Close. The property will be found shortly after on the right hand side.

What3Words///mount.sandbags.imparts

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		71	83
EU Directive 2002/91/EC			



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. Made with Made Snappy 360.

Bridport/DME/28.02.24

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