



Symonds
& Sampson

Watton Park

Bridport, Dorset

Watton Park

Bridport
Dorset
DT6 5NJ

A well presented four bedroom detached house on the edge of Bridport town with beautifully landscaped gardens and parking.



- Well presented four bedroom detached house
- Beautifully landscaped front and rear gardens
 - Parking
- Situated close to Bridport town centre and footpaths to West Bay

Guide Price £465,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Traditionally built in the 1980s with brick faced and part upper tile hung elevations, this four bedroom detached house has been well maintained and improved over the years and now offers spacious accommodation in a convenient location close to Bridport town and its amenities. A real feature of the property are the delightful front and rear gardens that have been thoughtfully landscaped with an abundance of plants and shrubs and there is driveway parking for one car to the front.

ACCOMMODATION

The property is conventionally arranged around a spacious central hallway, with a coats cupboard and downstairs cloakroom. The living/dining room is to one side and runs the full depth of the house and has a focal point of a feature fireplace to one end, and a dining area to the other. Sliding doors lead onto a conservatory overlooking the pretty rear garden. The kitchen is to the rear, and has been altered to provide an additional seating area, creating a fantastic sociable room for the whole family with double doors onto the rear garden. The kitchen is fitted with a comprehensive range of wall and base units with a Rangecooker, fridge/freezer and space for additional appliances.

Upstairs are four bedrooms, the principal of which having extensive built-in wardrobes and storage. These rooms are served by a fully tiled family bathroom fitted with a white suite comprising a bath, separate shower, wc and sink.

OUTSIDE

To the front is a driveway providing parking for one car, and a beautifully planted area with a small pond. A side gate provides pedestrian access to the rear garden and a useful storage area. To the rear, the garden has been well landscaped with different patio seating areas interspersed with mature planted areas, filled with an abundance of flowers including established roses. Delightful views towards Bothen Hill are enjoyed from the garden, and there is a shed/summerhouse.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Ultrafast broadband is available.
Mobile phone coverage - Network coverage is mostly good indoors and good outdoors.
Dorset Council: 01305 251010.
Council Tax Band: E.
EPC: C.

SITUATION

Bridport is a bustling and vibrant market town with a history of rope-making and is now a gateway to the Jurassic World Heritage coast at nearby West Bay. It has a variety of shops, supermarkets, public houses and restaurants catering for a range of tastes, all within walking distance, and 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. The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

DIRECTIONS

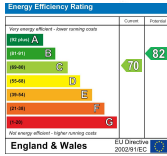
What3Words///clever.protected.shift.



Watton Park, Bridport

Approximate Area = 1565 sq ft / 145.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1181189



Bridport/SVA/24425/REV



01308 422092

bridport@symondsandsampson.co.uk
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT