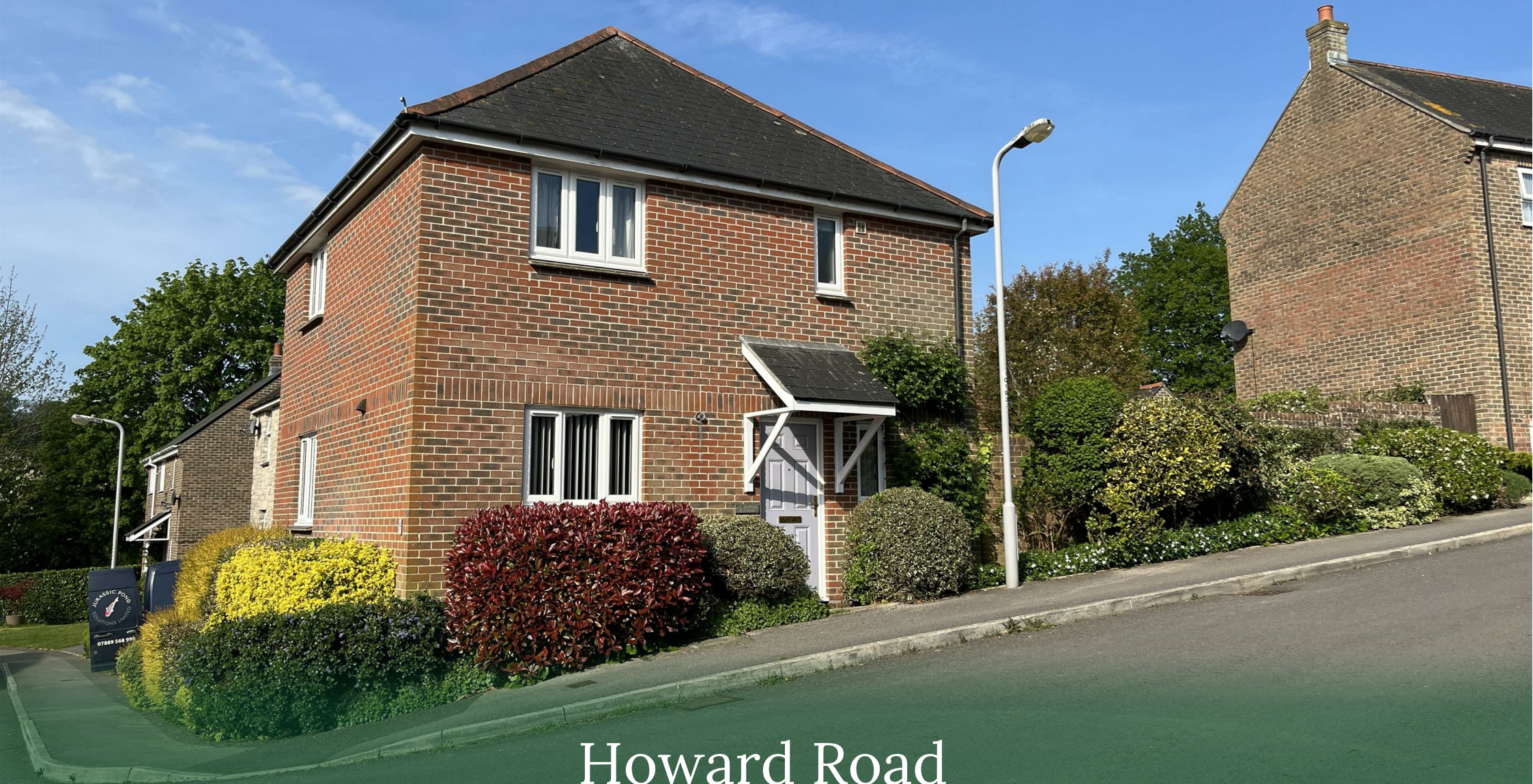


Symonds
& Sampson



Howard Road
Bothenhampton, Bridport

Howard Road

Bothenhampton

Bridport

DT6 4SG

A well presented three bedroom detached house on a corner plot close to a nature reserve, in a popular residential area.



- Three bedrooms
- Garage and parking
 - Rear Garden
- Well presented

Guide Price £410,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

A well-presented three bedroom detached house situated on a corner plot in a popular location close to Jellyfields Nature Reserve on the edge of Bridport town. The property benefits from a single garage and off-road parking and a very pretty rear garden.

ACCOMMODATION

The front door opens into a hallway, with a bright spacious kitchen to the left, comprising modern shaker-style wall and base units on three sides with an integrated electric fan oven and gas hob, a carbon filter tap, space for multiple appliances and Karndean wood-effect flooring. Next to the kitchen is a bright double aspect living/dining room which stretches the full length of the property, with a gas fire creating a focal point at the front end of the room and a dining area at the rear. At this end of the room are sliding doors opening into a hexagonal conservatory which overlooks and provides access to the rear garden. There is a downstairs cloakroom with a useful under stair storage cupboard.

Upstairs there are three double bedrooms, two of which have built-in double mirror fronted wardrobes and one of which is currently being used as a home office. There is a contemporary family bathroom which is part tiled and fitted with a white suite comprising a bath with an Aqualisa shower over, a hand basin and WC.

OUTSIDE

The charming rear garden is beautifully presented, with a sunny stone patio with a gate providing pedestrian access and steps leading up to an area of lawn. There is a small pond in a raised rockery and flower beds with mature planting. There is a convenient space behind the garage for composting and utilities.

The front and side of the property are edged with mature shrubs as hedging and plants providing ground cover. The semi-detached garage, with parking for two cars in front of it is at the rear of the property and can be accessed via an up and over door at the front and a side door from the garden. It benefits from a side window, electric light, power and some overhead storage.

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 water, electricity and drainage. Gas fired central heating.

Broadband speed: Superfast broadband is available. Mobile phone coverage: Network coverage is likely/limited indoors and likely out.
<https://checker.ofcom.org.uk/>

LOCAL AUTHORITY

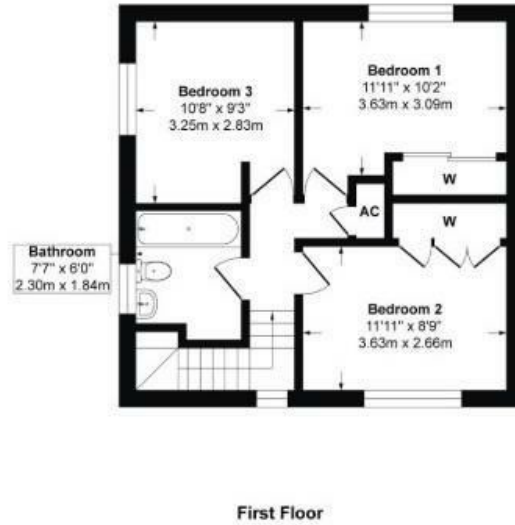
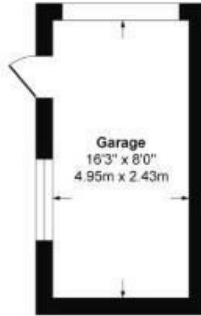
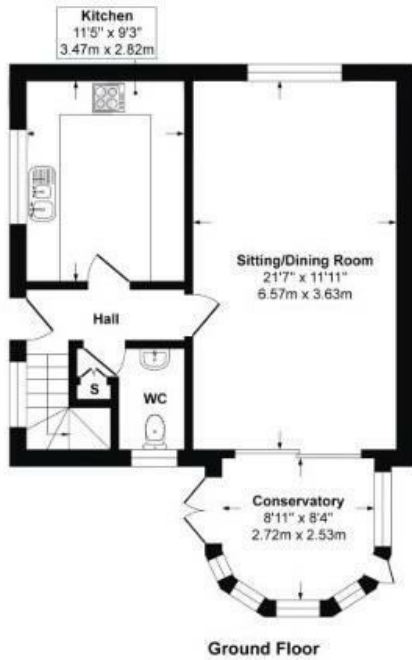
Dorset Council: 01305 251010
Council Tax Band: D
EPC: D

DIRECTIONS

[what3words///skill.shuttered.overt](https://www.what3words.com/skill.shuttered.overt)



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A	B	C
B	C	D
C	D	E
D	E	F
E	F	G
F	G	H
G	H	I
See energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approximate Gross Internal Floor Area 1136 sq. ft / 105.58 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.



BRI/SBA/300425



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