

Symonds
& Sampson



Howard Road
Bothenhampton, Bridport, Dorset

Howard Road

Bothenhampton
Bridport
Dorset DT6 4SG

An immaculate 3 bedroom semi-detached house with garage and parking.



- Beautifully presented
- Garage and parking
- Short distance to town
 - Quiet location

Guide Price **£350,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Symonds & Sampson are delighted to offer this immaculate three bedroom semi-detached house, providing a modern kitchen and bathroom and beautifully presented throughout. There is a garage and off road parking to the rear and the garden is equally well presented whilst being relatively low maintenance.

ACCOMMODATION

The front door leads into a modern, spacious dual aspect kitchen/breakfast room with a door to the rear leading to the garden. There are stairs to the first floor with an understairs cupboard. The floor is fully tiled and there is a range of eye and low level cupboards with an Oak worksurface over. There is a built-in Bosch oven and ceramic hob with a Neff extractor fan over, an integrated dishwasher and space for a washing machine and fridge freezer. Under the stairs there is a generous cloakroom, fitted with WC, wash hand basin with storage underneath, wall mounted heated towel rail and an extractor fan. To the right hand side is the sitting room, it offers double sliding doors to the rear garden and a large double glazed window to the front.

On the first floor the landing gives access to a loft hatch, three bedrooms and family bathroom, together with a boiler cupboard with ample storage. To the left is the

second bedroom which has had additional storage added above the stairs and next door is the modern family bathroom. There is a bath with a shower attachment over, WC, pedestal wash hand basin, heated towel rail, tile effect flooring and an extractor fan. On the right hand side is the third bedroom which is currently used as an office but is a good sized single. Next door is the main bedroom that provides large built in wardrobes which are cleverly installed.

OUTSIDE

The rear garden is in stunning condition and includes a low maintenance lawn and gravel areas providing additional seating and space for pots. Immediately off the back of the kitchen and sitting room there is a secluded patio area. There are low maintenance gravel areas and plenty of space for pots. A side gate gives pedestrian access to the front of the property. There is also a rear gate leading to the parking and a side pedestrian door into the garage.

The garage has an up and over door, power and lighting as well as eaves storage. There is parking at the rear for at least two vehicles and good on road parking options to the front.

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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words///outlined.explores.unlimited

SERVICES

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

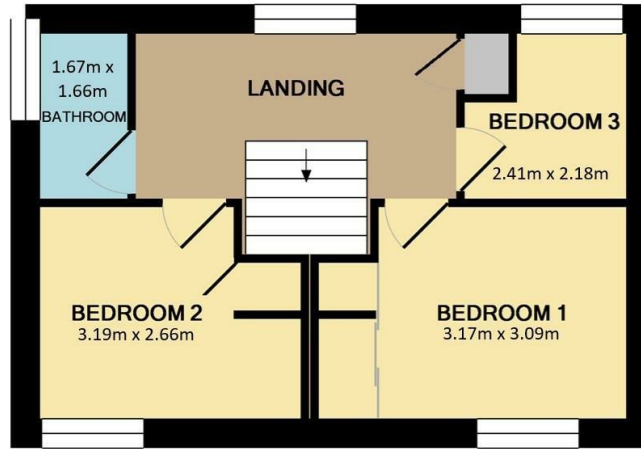
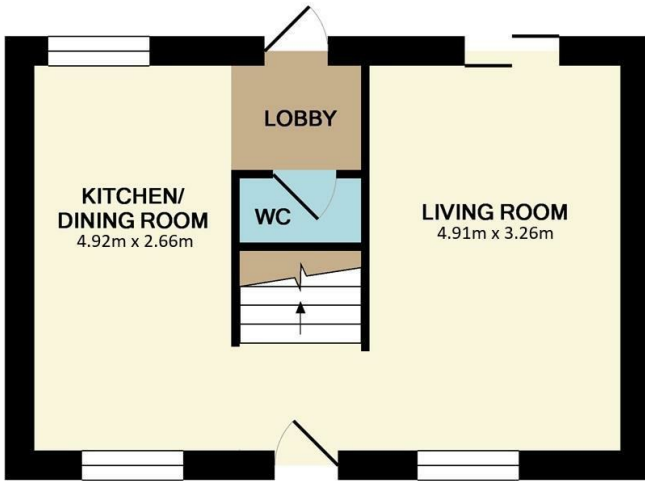
Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>).

Council Tax Band: C (Dorset Council - 01305 251010)
EPC: C



| Energy Efficiency Rating | | |
|--|---|----|
| Very energy efficient - lowest running costs | | |
| 100-120 kWh/m ² | A | 77 |
| 80-100 kWh/m ² | B | 74 |
| 60-80 kWh/m ² | C | |
| 40-60 kWh/m ² | D | |
| 20-40 kWh/m ² | E | |
| 10-20 kWh/m ² | F | |
| 0-10 kWh/m ² | G | |
| England & Wales | | |



This Floor Plan is for guidance only and is NOT to SCALE
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