



5 Meadowlands,



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Bridport, DT6 4SU

West Bay/Jurassic Coast 10 minutes' walk. Bridport 2 miles.

A very attractive and spacious detached house, with wonderful views over the Brit Valley, very close to West Bay and the beach.

- Attractive detached house
- Spacious 1,770sqft
- 4 Bedrooms, 2 Bathroom (1 en-suite)
- 2 Reception rooms
- Kitchen/breakfast room, utility
- Good sized 'L' shaped garden
- Lovely west-facing rear views
- Double garage
- Sought after position close to West Bay
- Freehold. Council Tax Band F

Guide Price £625,000

VIDEO

A video presentation is available to view online.

THE PROPERTY

5 Meadowlands is a very attractive and spacious detached house, well located on the edge of the highly sought after Meadowlands development, enjoying a west-facing rear aspect with wonderful views over the Brit Valley, within easy reach of West Bay/the beaches. It was traditionally built by Betterment Properties in 2001, having attractive natural stone and colour-wash rendered elevations under a slate roof.

The impressive specification includes gas-fired central heating with an updated boiler, uPVC sealed unit windows/doors, well equipped kitchen with solid limed oak units plus breakfast bar, Hotpoint electric double oven and AEG hob, plus plumbing for dishwasher, attractive upgraded fully tiled en-suite shower room and fully tiled bathroom/shower room, both with mains showers, large uPVC conservatory, wood burner stove to the living room, ceramic tiled flooring to the cloakroom, reception hall, utility room and kitchen, and built-in wardrobes to bedrooms 1 and 3.



The well maintained accommodation is good sized, with a generous floor area of around 1,770sqft and enjoys an east/west-facing aspect with far-reaching views over the Brit Valley, taking in Colmer's Hill, West Cliff and down to West Bay.

Briefly extending to:

Ground floor - Reception hall, cloakroom, triple aspect living room with French doors, dining room, conservatory, kitchen/breakfast room, utility

First floor - Large landing with access to large loft, principal bedroom with en-suite shower room, two further bedrooms, bathroom/shower room.

OUTSIDE

The house is located in a small private road owned by just the four properties.

Brick paved driveway leading to a double garage with twin doors (one remote controlled) plus large attic storage.

Small front garden area with beds and side pedestrian gate. The rear garden is a further feature being 'L' shaped, good sized and principally west-facing, again enjoying wonderful views over the Brit Valley. The attractive gardens have been landscaped and include areas of lawn, well stocked shrubs, patio, timber decking and gravelled areas. The shrubs include roses and a palm tree. There is also a small vegetable/fruit patch, water feature, summerhouse and garden shed

SITUATION

The property occupies a lovely tucked away position on the edge of this highly popular Meadowlands development. West Bay is just a level 10 minute stroll away via an old railway track/cycle path, which also goes towards Bridport town. The popular coastal and harbour resort of West Bay offers excellent nearby facilities. The thriving historic market town of Bridport is also very nearby, well known for its wide streets and twice weekly market. There are an excellent range of local facilities including a leisure centre with swimming pool and local schools.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 12Mbps and Superfast up to 80Mbps.

Mobile phone service providers that are likely to be available are O2 for voice services (limited data), with EE, Three, and Vodafone limited for voice and data services inside, as suggested by ofcom. Currently the most reliable service is said to be through a provider that uses the Three network. All four providers for both services are likely outside.

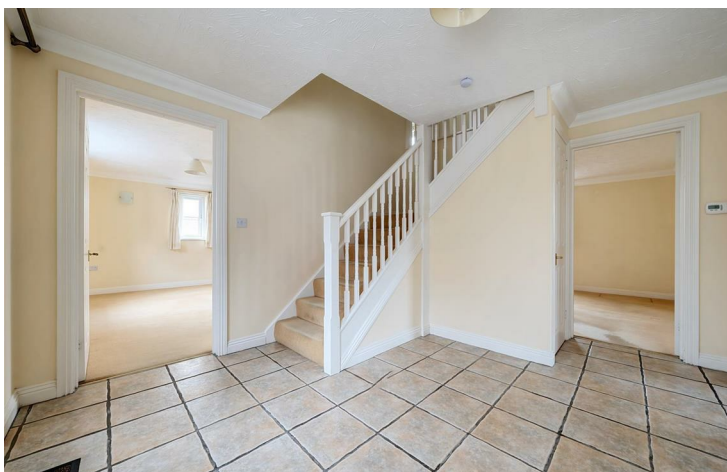
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment through Stags Bridport.

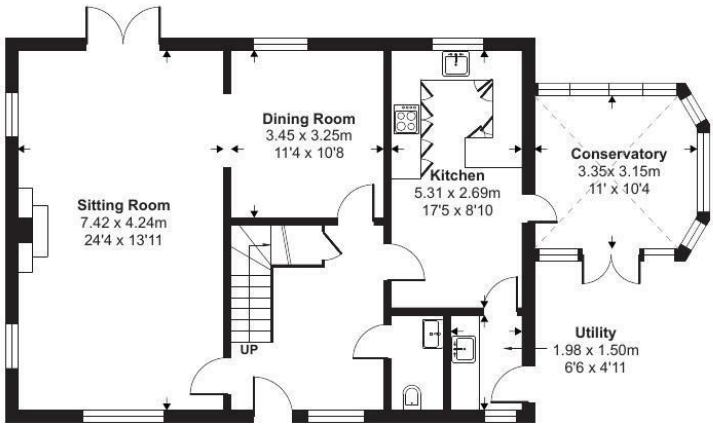
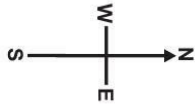
DIRECTIONS

From Bridport town centre follow South Street down to the Crown Roundabout and take the 3rd exit onto West Bay Road. After about 0.7 miles turn left into Meadowlands, then left and 1st left again. The property is found at the far end.

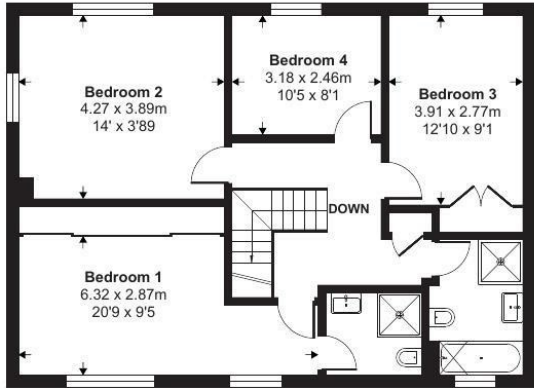


Approximate Area = 1777 sq ft / 165.1 sq m
 Garage = 348 sq ft / 32.3 sq m
 Total = 2125 sq ft / 197.4 sq m

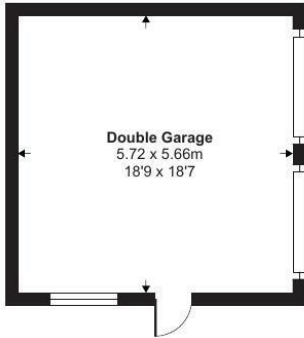
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024. Produced for Stags. REF: 1125500

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.



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

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