



4, Watton Park





# 4, Watton Park

Bridport, Dorset, DT6 5NJ

Superb four bedroom detached family house with integral garage, driveway and garden.

- Four good sized bedrooms
- Conservatory
- Well equipped kitchen
- Chain free, Freehold
- Spacious living dining room
- Large enclosed rear garden on level plot
- Family bathroom and downstairs WC
- EPC C

Guide Price £500,000

## The Property

4 Watton Park is an attractive detached house in a popular and convenient location within easy reach of the town centre. It was traditionally built in the 1980s with brick faced and part upper tile hung elevations with a uPVC conservatory subsequently added.

With four good sized bedrooms and a family bathroom upstairs, whilst the ground floor offers a spacious living/dining room running from front to back, leading into a conservatory at the rear. The well equipped kitchen has a door into the integral garage. A downstairs WC is off the hallway.

## Outside

A good sized enclosed rear garden is perfect for family life, being lawned with a terrace area for sitting out and enjoying the space. At the front is a driveway leading to the single garage and a front garden with porch to the entrance hallway.



### Situation

Watton Park is a popular residential cul-de-sac located within one mile from Bridport town centre and within very easy reach of Bridport Leisure Centre, playing fields, St Mary's Primary School and local amenities. Within the town centre, which is within 15 minutes' walk, there is a broad range of shopping, leisure and cultural facilities including a twice weekly street market and many independent retailers and businesses. Bridport is surrounded by the glorious West Dorset countryside, which is designated an Area of Outstanding Natural Beauty (AONB) with many fantastic walks nearby. The Jurassic Coast is also on the doorstep with a footpath, leading from Bridport to the popular seaside resort of West Bay, across fields.

### Services

All mains services. Gas-fired central heating.

Broadband - Standard up to 15Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and 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

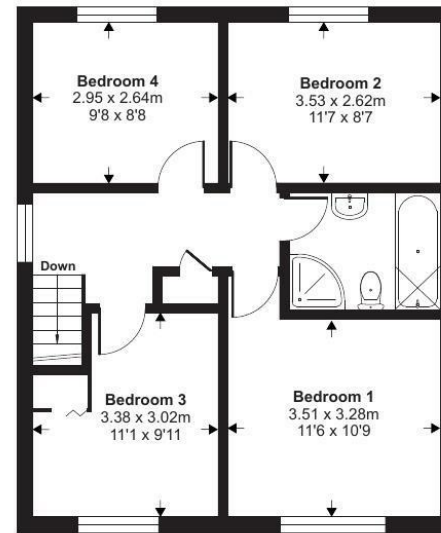
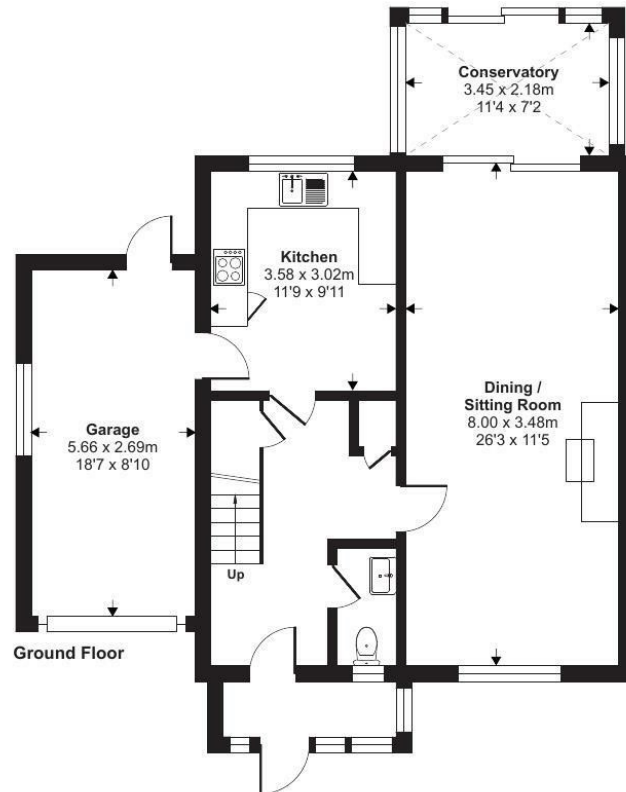
Strictly by appointment through Stags Bridport office.

### Directions

From Bridport town centre, follow South Street and at the traffic lights turn right towards Bridport Leisure Centre. Take the 1st available left, again towards the Leisure Centre and 1st right into Watton Park. The house can be found on your right hand side a short way in.







Approximate Area = 1297 sq ft / 120.4 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Total = 1462 sq ft / 135.7 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). ©nlchecom 2024. Produced for Stags. REF: 1168576

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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