



48, Watton Park



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Bridport, Dorset DT6 5NJ

Modern and contemporary detached four bed house on a quiet and exclusive development.

- Four bedrooms
- Three bathrooms
- Exclusive development
- Open plan kitchen-living-dining
- Council tax band F
- Detached House
- Garage and Driveway
- Private and sunny garden
- Freehold,
- Standard brick and cavity construction

Guide Price £750,000

THE PROPERTY

A stunning four bedroom detached house which is immaculately presented throughout. Accommodation briefly comprises, Three ground floor bedrooms (one ensuite) one family bathroom and a large utility room with integral door to the garage. On the first floor is a large master bedroom with full length windows and built in wardrobes and an ensuite shower room. The beautifully fitted kitchen is open plan to the living and dining areas making it a sociable space for entertaining with bi-fold doors onto the garden. It was built by Baker Estates in 2021, having attractive contemporary brick and clad elevations. The property has been under the same ownership since new.

OUTSIDE

The garden is mainly laid to lawn and enjoys a sunny aspect, being slightly elevated and not blocked by buildings, offering much privacy.

A large driveway at the front allows parking for three cars, whilst the large single garage has light and power, with an up and over door.



SITUATION

Very well situated in a peaceful, tucked away, attractive and sought after position within this exclusive development. It is well placed, just one mile from Bridport town centre and within easy reach of Bridport Leisure Centre, playing fields, St Marys 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, designated an Area of Outstanding Natural Beauty (AONB). There is a nearby footpath leading down to West Bay/the sea. The Jurassic Coast World Heritage Site is also on the doorstep with the popular seaside resort of West Bay.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 14Mbps 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).
There is an annual service charge for maintenance of communal garden areas of £326.27

VIEWINGS

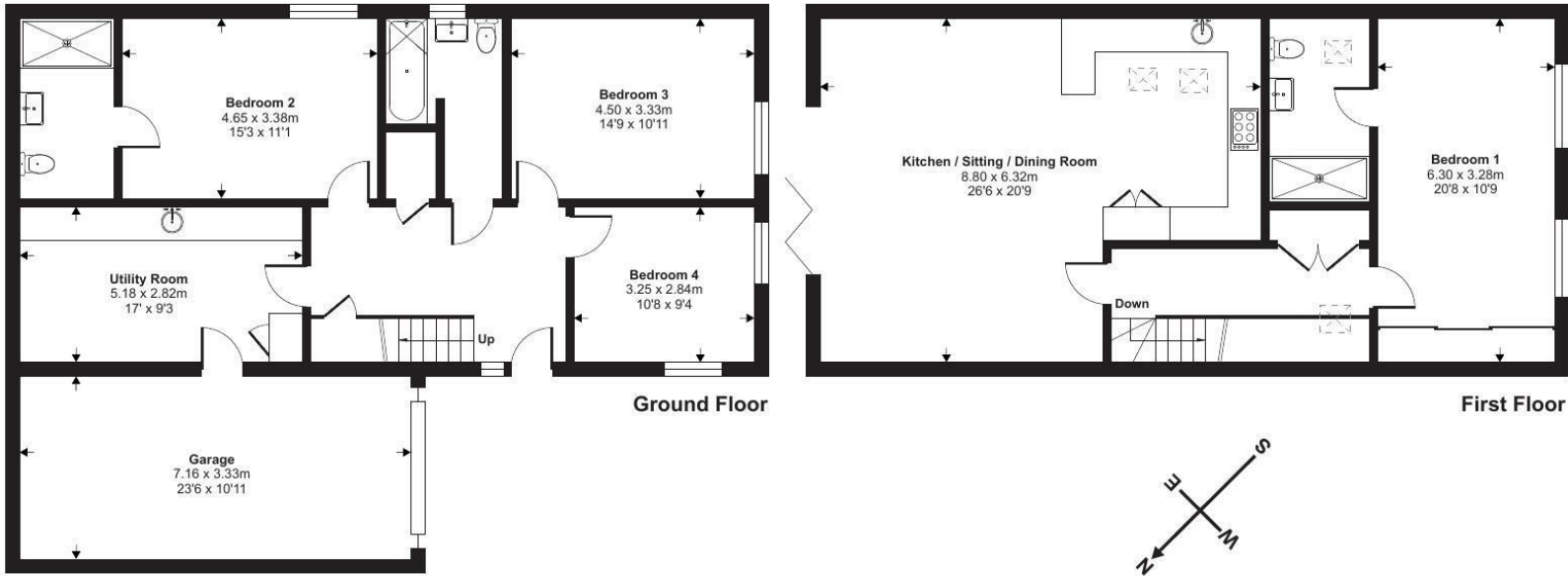
Strictly by appointment with Stags Bridport.

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. Take the 1st left and the property is found towards the end tucked away on the right.



Approximate Area = 1826 sq ft / 169.6 sq m
 Garage = 259 sq ft / 24 sq m
 Total = 2085 sq ft / 193.6 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). ©nchecom 2024. Produced for Stags. REF: 1187477

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		86	93
(81-91) B			
(69-80) C			
(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	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000