



20, De Legh Grove



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Bridport, Dorset DT6 5QY

Town Centre 0.5 mile. West Bay/Jurassic Coast 2 miles.

A very attractive and spacious detached, Regency-style house on a highly desirable select development within easy reach of the town.

- Attractive Regency-style home
- 5 Bedrooms
- Through living room
- Private rear garden
- Distant country views
- Spacious 2,169sqft
- 3 Bathrooms (1 en-suite)
- Through kitchen/dining room
- Double garage and enclosed parking
- Freehold. Council Tax Band F

Guide Price £645,000

THE PROPERTY

20 De Legh Grove is a very attractive, detached, Regency-style house with delightful private gardens on the sought after select development of West Mead Park, within easy reach of the town centre and open countryside. It was built by the well known and respected local builders, C G Fry & Son Ltd., in 2004. The house has classic brick elevations with Regency-style features including part sash style windows, high ceilings and ornate cornices.

The house was built to a very high specification, with gas-fired central heating, uPVC windows, well equipped kitchen with Electrolux 5-burner gas hob, eye-level electric double oven, integrated fridge/freezer and integrated dishwasher, attractive bathroom/shower room fittings, security alarm system, extensive built-in wardrobes and a polished stone fireplace to the living room.

The very spacious accommodation is arranged over three floors and many of the rooms enjoy attractive views over the surrounding countryside and hills.



There is also the feature of a private rear garden together with enclosed parking/driveway and a detached double garage.

OUTSIDE

The house is set slightly back from the pavement, with attractive iron railings and dwarf brick walls.

To the side is a tarmac driveway with double wooden gates leading to a detached double garage with remote control door.

The rear garden is attractively laid out and well stocked, with an adjoining paved terrace, lawn and a whole variety of trees and shrubs plus timber shed.

SITUATION

The property is pleasantly located in a select and carefully planned development of quality character style houses on the western side of Bridport town. The property is extremely well situated within easy reach of the town centre, which is well known for its excellent shopping facilities and twice weekly market. The immediate area is designated as one of outstanding natural beauty (AONB) and there are numerous footpaths virtually on the doorstep. Bridport also offers excellent schools and a popular leisure centre with indoor swimming pool. The popular coastal resort of West Bay is within easy reach, with access to the stunning Jurassic Coast. The smaller coastal villages of Eype and Seatown are also close by, with lovely walks along the South West Coastpath.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 15Mbps and Superfast up to 60Mbps.

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.)

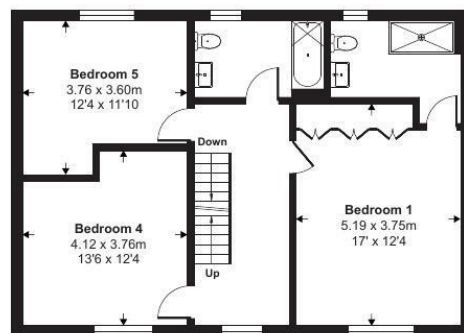
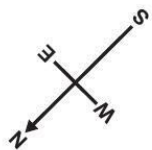
VIEWINGS

Strictly by appointment with Stags Bridport.

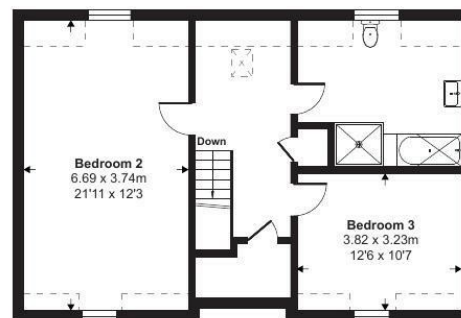
DIRECTIONS

From our Stags office in South Street, proceed to the Town Hall and turn left into West Street. At the roundabout continue straight onto West Allington and take the 4th right turn into West Mead. Bear right into Houndsell Way and then left into De Legh Grove. The property is seen towards the end on the right.

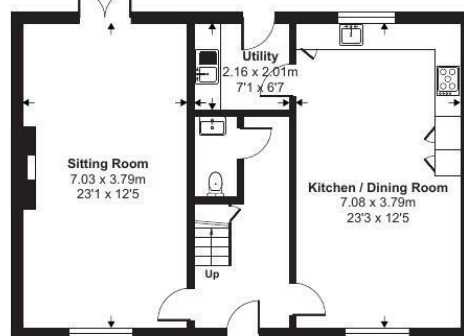




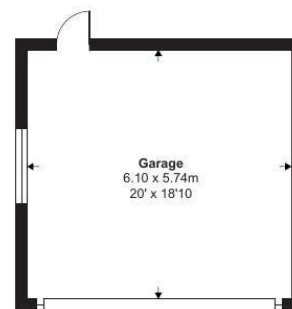
First Floor



Second Floor



Ground Floor



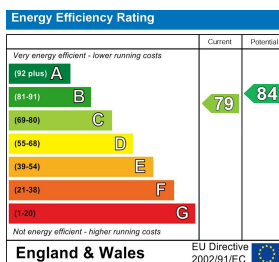
Garage

Denotes restricted head height

Approximate Area = 2169 sq ft / 201.5 sq m
 Limited Use Area(s) = 75 sq ft / 6.9 sq m
 Garage = 377 sq ft / 35 sq m
 Total = 2621 sq ft / 243.4 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1209434

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.



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