



Upton



Upton 3, West Walk

West Bay, Bridport, Dorset, DT6 4HT

Harbour and beaches 0.5 miles. Bridport 2 miles .

An attractive and spacious detached bungalow enjoying lovely sea and long range views, in a highly sought after location at West Bay

- Attractive individual bungalow
- Wonderful sea, West Bay and country views
- 3 Bedrooms, 2 bathrooms
- Living/dining room, 2 conservatories
- Kitchen/dining room, utility
- Large balcony/sun terrace
- Good sized west facing garden onto fields
- Large integral garage and parking
- Favoured location on West Cliff
- Freehold. Council Tax Band F

Guide Price £550,000

THE PROPERTY

Upton is an attractive and spacious detached bungalow with a good sized private rear garden onto fields and enjoying lovely sea views to Portland, the harbour, East Cliff and the surrounding countryside to Bridport beyond. It was traditionally built in circa 1970 with natural stone-faced elevations. It has been under the current ownership since 2003 and offered with no forward chain.

The bungalow has gas-fired central heating with a modern boiler, replacement uPVC sealed unit windows, well equipped kitchen with solid oak-fronted units, electric double oven, electric ceramic halogen hob and integrated dishwasher, and two uPVC conservatories. Although subject to a whole number of improvements over the years and well cared for, the bungalow would now benefit from some updating/improvements.

The accommodation is good sized and the large living room enjoys the great coastal and country views. Briefly extending to large pillared porch, reception hall, living/dining room, two conservatories, kitchen/breakfast room, utility, three bedrooms, bathroom, shower room.



OUTSIDE

Brick paved driveway leading to a large integral garage.

The front features a large balcony/sun terrace, enjoying the fantastic coastal views and there is also a large fishpond. Gated pedestrian access to both sides of the bungalow. The rear garden is a further feature, being very large, west facing, private, backing onto fields and enjoying sea views. The garden features a large lawn, timber decking, gravelled terrace and reconstituted stone retaining walls.

SITUATION

The property occupies a very attractive and peaceful elevated location on the favoured private West Cliff estate in West Bay. It is within easy reach of the centre, the South West Coast Path and open countryside. The coastal resort of West Bay forms part of the Jurassic World Heritage Site and within an Area of Outstanding Natural Beauty (AONB). It offers a picturesque harbour, popular beaches and esplanade, along with a good range of amenities including local shops, public houses and an 18-hole golf course.

The thriving historic market town of Bridport, renowned for its wide streets, is within only a few miles, offering comprehensive business, shopping and leisure facilities plus Arts Centre, Electric Palace and leisure centre with indoor swimming pool. The county town of Dorchester and the resort of Weymouth are both within about 15 miles with rail services to London.

SERVICES

All mains services. Gas-fired central heating.

AGENTS NOTES

There is a West Cliff Residents' Association with an annual service charge of £125 as a contribution towards the upkeep of the private roads etc.

VIEWING

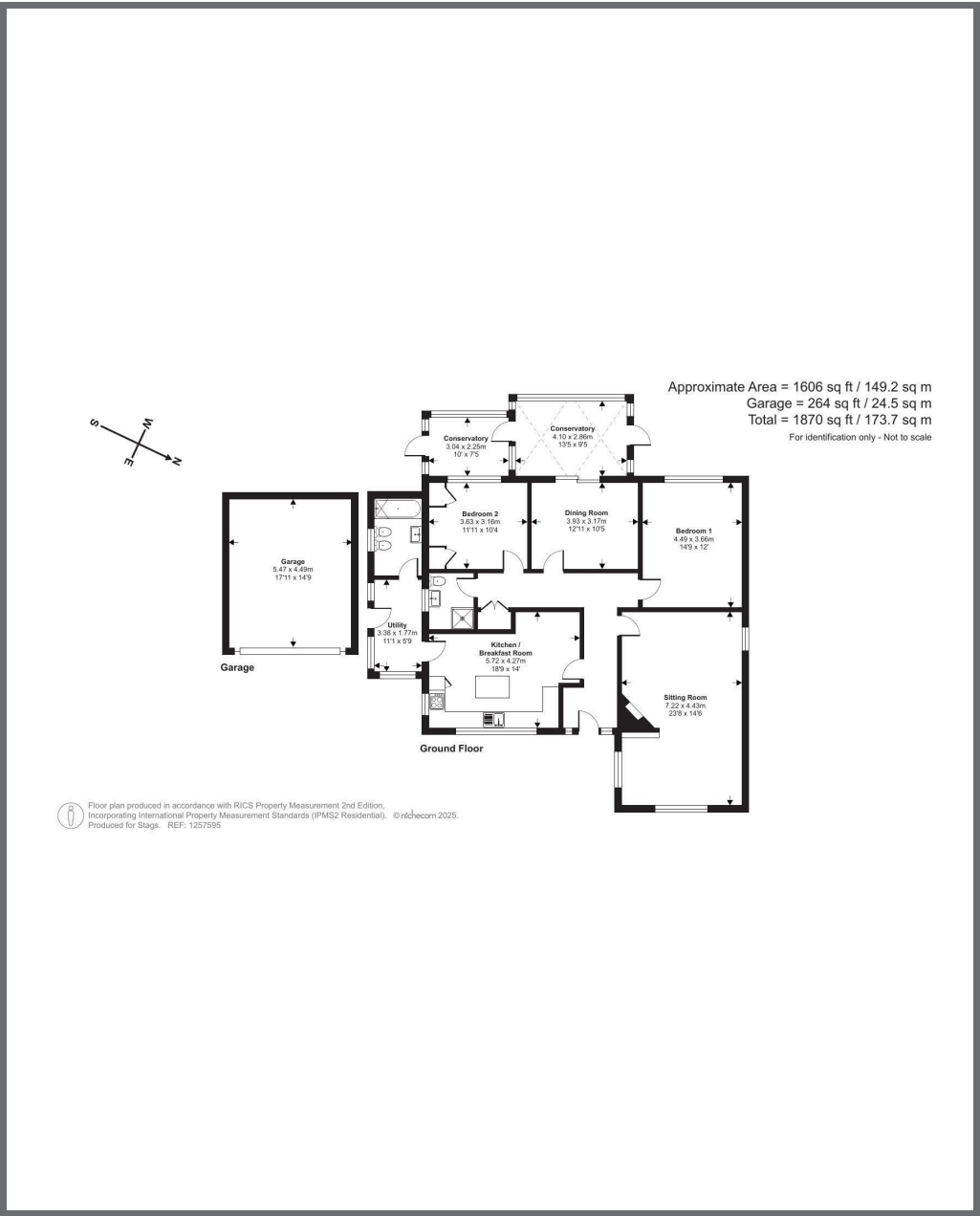
Strictly by appointment with Stags Bridport.

DIRECTIONS

On reaching West Bay, continue along the harbour bridge and at the mini-roundabout go straight ahead into Forty Foot Way. This leads into West Walk and Upton is seen on the left, just past Fourth Cliff Walk.



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		
(55-68) 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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