



39, Buttercup Way



# 39, Buttercup Way

Bridport, Dorset, DT6 4SL

Jurassic Coast/West Bay 0.5 Miles Bridport Town Centre 1 Mile

A beautifully presented 3 bedroom end-of-terrace home located on a popular development close to Bridport and West Bay.

- Attractive Modern House
- 3 Bedrooms
- Distant Country Views
- Easily Maintained Garden
- Sought after development
- Maintained to a High Standard
- Living Room , Kitchen/Diner
- 2 Allocated Parking Spaces
- Close Proximity to Coast and Town
- Freehold Council Tax Band C

Guide Price £318,500

## THE PROPERTY

39 Buttercup Way is a beautifully presented end of terrace family home which is located in an enviable, peaceful position within the popular Meadowlands development and therefore within very easy reach of both Bridport and West Bay. Under the current ownership since it was built in 2001, the property has been carefully maintained to a high standard with improvements to the fixtures and fittings carried out periodically. The result is a comfortable, contemporary home with much to offer a broad range of purchasers. Owing to its position within the development, the property enjoys distant views of the countryside to the west, and benefits from proximity to a footpath to Burton Road, providing an easier, shorter walking route to the town centre.

The front door opens into a welcoming entrance hall from which the recently redecorated cloakroom and the open-plan living accommodation can both be accessed. Arranged into a sitting area with a multi fuel stove, dining area and fitted kitchen with integrated oven and hob, the living room is a lovely setting for entertaining and everyday enjoyment alike with double doors opening directly to the garden. On the first floor there are three bedrooms, one of which is a generous double with built-in wardrobes. There is also a family bathroom which is fitted with an attractive, contemporary suite and is partly tiled.



## OUTSIDE

The garden is a further asset to the property, with double doors opening from the living room. Landscaped to provide areas of lawn and sun deck with integrated LEDs, the garden is a wonderful place to spend time out of doors and, being enclosed by a fence with a gate to the rear parking area, is secure for children and dogs.

Beyond the rear pedestrian gate are two allocated parking spaces.

## SITUATION

The property is located in a peaceful residential position within the Meadowlands development, which rates highly amongst Bridport's most desirable locations. Positioned between Bridport town centre and the popular resort of West Bay, a broad range of amenities are in close proximity including a convenience shop and a play park just a short walk from the property, as well as several shops, cafes and restaurants in West Bay, which forms part of the Jurassic Coast World Heritage Site. The former Victorian railway line, now an attractive foot/cycle path, offers a traffic-free route to West Bay facilitating lovely walking opportunities, particularly along the South West Coast Path. In Bridport, extensive street markets are held twice weekly and the town has an excellent range of shopping facilities including national and independent retailers, primary and secondary schools, recreational and social amenities and a popular leisure centre with a swimming pool. The County Town of Dorchester and Lyme Regis are both within easy reach by car and public transport, with a bus stop just outside the development.

## SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating.

## VIEWINGS

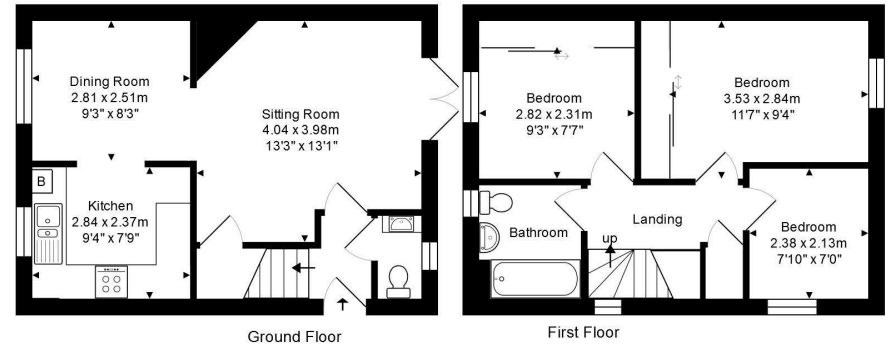
Strictly by appointment with Stags Bridport office, telephone 01308 428000.

## DIRECTIONS

From Bridport town centre proceed along South Street and at the Crown Roundabout take the third exit towards West Bay. Continue along West Bay Road and turn left into Meadowlands. Follow the road around onto the left, onto Buttercup Way, bear left by the green then right to continue on Buttercup Way. The property can be found on the left by the junction with Bramble Drive.



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.



Produced by  
  
 by The EPC Operation



Total Area: 70.0 m<sup>2</sup> ... 753 ft<sup>2</sup>  
 Not to scale. Measurements are approximate  
 and for guidance only.



| 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 |   |                         |           |
|   |   | 65                      | 82        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

32 South Street, Bridport,  
 Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000