



18, Howard Close



# 18, Howard Close

Bothenhampton, Bridport, DT6 4SR

Town Centre 1 mile. Jurassic Coast/West Bay 2 miles.

A very attractive detached house, well located in a tucked away position overlooking open countryside

- Attractive detached house
- 3 Bedrooms, 2 bathrooms
- Attractive well stocked private garden
- Garage and driveway
- Highly popular area
- Spacious 1132sqft
- Living/dining room, large conservatory
- Lovely country views
- No forward chain
- Freehold. Council Tax Band D

Guide Price £410,000

## THE PROPERTY

18 Howard Close is a very attractive detached house, occupying a very pleasant and peaceful setting at the end of a small cul-de-sac on the edge of this attractive development. It was traditionally built in 1999 by the Weymouth-based builders, Betterment Properties Ltd., and under the same ownership since new.

The property has been well cared for and the many excellent modern amenities include gas-fired central heating with updated boiler, replacement uPVC sealed unit windows/doors, well equipped kitchen with electric oven, gas hob and cooker hood plus plumbing for washing machine and dishwasher, downstairs wet room, large uPVC conservatory and a period style feature fireplace to the living/dining room.

The good sized accommodation enjoys lovely views to the rear over the surrounding countryside and fields and there is excellent potential for enlargement (subject to the usual planning consents). The accommodation:

Ground floor - Reception hall, wet room, living/dining room, uPVC conservatory, kitchen  
First floor - Landing, 3 bedrooms, bathroom.

The rear garden is a further feature, being well stocked and attractively laid out with good privacy.



## OUTSIDE

Tarmac driveway with EV charger, leads to an attached single garage.

Lawned front garden, paved pathway and side pedestrian gate. The rear garden is attractively landscaped and well stocked with lawn and terracing, it is versed with a variety of flower and shrub beds.

## SITUATION

Well located on the eastern edge of Bridport, close to open countryside and Jellyfields Nature Reserve. The immediate area is designated as one of outstanding natural beauty (AONB). The village of Walditch is nearby whilst Bridport town centre is within easy walking distance. The town offers an excellent range of shopping, business and leisure facilities together with a twice weekly street market and leisure centre with indoor swimming pool.

West Bay is also very nearby with attractive harbour, bathing beaches and access to the stunning Jurassic Coast. The larger centres of Dorchester, Weymouth and Yeovil are all about 20-30 minutes' driving distance with mainline rail services to London.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 12Mbps and Ultrafast up to 1000Mbps.

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).

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Stags Bridport office, proceed to the Town Hall and turn right into East Street. At the roundabout take the 2nd exit joining the A35. After about  $\frac{1}{4}$  mile turn right, signed Walditch and at the mini-roundabout turn left into Lower Walditch Lane. Continue for about  $\frac{1}{4}$  mile and turn left into Howard Road, after a few hundred yards bear right into Howard Close and the property will be found at the very far end.

What3Words://crackles.voltage.enrolling



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.



32 South Street, Bridport,  
Dorset, DT6 3NQ

bridport@stags.co.uk  
01308 428000

