



107, Happy Island Way



107, Happy Island Way

, Bridport, DT6 4JZ

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

A well presented and improved modern house in a popular and peaceful location close to Bridport town centre

- Attractive modern home
- 2 Bedrooms
- Distant country views
- Allocated parking space
- Close to open space and town centre
- Well presented and improved
- Living room, kitchen/diner
- Landscaped rear garden
- Desirable residential road
- Freehold. Council Tax Band B

Guide Price £275,000

THE PROPERTY

107 Happy Island Way is an attractive terraced house, well located in a popular residential area within easy reach of the town centre and open space. It was traditionally built in the 1980s by the well known local builder, A G Down Jessopp, having brick elevations. Under the current ownership since 2022 the property has been subject to comprehensive improvement to provide a very comfortable well presented home.

The excellent modern amenities include gas-fired central heating with updated boiler, replacement uPVC double glazed windows/doors, updated well equipped kitchen with electric oven and gas hob, updated shower room with large walk-in shower/mains shower and updated internal doors.

The house is very well presented and enjoys distant views to the surrounding hills. There is potential for a rear conservatory/single storey extension.

Briefly, extending to:

Ground floor - Entrance lobby, living room, kitchen/dining room

First floor - Landing, two bedrooms, shower room



OUTSIDE

The property benefits from a nearby allocated parking space to the rear.

The current owners also started taking landscaping improvements to the gardens and are very easily maintained. The front garden is down to shingle together with a paved pathway. The rear garden is fully enclosed and attractively laid out with gravelled areas, lawn, paved terrace and paved pathway. Rear pedestrian gate giving access to the nearby parking space.

SITUATION

The property is very well located at the end of a small cul-de-sac with virtually no passing traffic. Happy Island Way forms part of an attractive and well established residential area, which is highly sought after due to its proximity to Bridport town centre as well as the local landmark of Happy Island and open countryside where there are lovely walks. The thriving and historic town of Bridport offers a broad variety of shopping, leisure and cultural facilities to suit all interests, including a twice weekly market, arts centre, a wide choice of supermarkets including Waitrose and a leisure centre with indoor swimming pool. The immediate area is designated as one of outstanding natural beauty (AONB). The stunning Jurassic Coast World Heritage Site at West Bay is just a few miles to the south and slightly further afield is the Regency resort of Lyme Regis and the county town of Dorchester, the latter with mainline rail services to London.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 16Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and outside and Three for voice and data services 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

VIEWINGS

Strictly by appointment with the sole agents, Stags Bridport.

DIRECTIONS

From Bridport town proceed along East Street and at the roundabout take the 1st exit onto Sea Road North. Take the 1st right into Jessopp Avenue and 1st left into Happy Island Way. The house will be found towards the end on the right.

What3Words:///rely.outlawing.folds



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		
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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