



23 Watton Park,



STAGS

23 Watton Park,

Bridport, Dorset DT6 5NJ

Town Centre 1 mile. Jurassic Coast 1.5 miles.

A very attractive and well appointed semi-detached, newly built, contemporary house with south-facing gardens and lovely views in a sought after exclusive development to the southwest of the town.

- Well appointed contemporary house
- Impressive above average specification
- 3 Bedrooms, 2 bathrooms (1 en-suite)
- Living room, kitchen/dining room
- Lovely town and country views
- South-facing garden
- 2 Parking spaces and EV charger
- Attractive sought after exclusive development
- Close to town and amenities
- Freehold. Council Tax Band C

Guide Price £425,000

THE PROPERTY

23 Watton Park is a very attractive and well appointed semi-detached, newly built, contemporary house with south-facing gardens and lovely views in a peaceful and sought after exclusive development to the southwest of the town. It was built by Baker Estates in 2020, having attractive contemporary brick and clad elevations.

The property was finished to an excellent specification and under the current ownership since new, subject to quality and expensive upgrading of the cloakroom, wet room, bathroom and kitchen.

The spacious accommodation enjoys a sunny south-facing aspect with lovely long range views over the town and the surrounding countryside. There is potential for a small single storey rear extension (ie conservatory or garden room).

The impressive specification includes gas-fired central heating, dark grey uPVC windows/doors, well equipped kitchen with Electrolux electric double oven, induction hob, integrated dishwasher and fridge/freezer plus Quooker hot and sparkly tap (mineral water), living room with feature media wall, high-end cloakroom, bathroom (upgraded with luxury products and underfloor heating) and en-suite wet room (upgraded with luxury products, shadow gap lighting, rain shower and underfloor heating), principal bedroom with bespoke storage and LED lighting, oak veneer doors and quality vinyl and fitted carpets.



The accommodation extends to:

Ground floor - Reception hall, cloakroom, through split-level kitchen/dining room and living room with French doors

First floor - Landing, bedroom 1 with en-suite wet room, two further bedrooms, bathroom.

OUTSIDE

There are two brick paved parking spaces to the front and EV car charging point. Paved front area with brick retaining walls and railings plus side pedestrian gate. Enclosed sunny south-facing rear garden with paved terracing and lawn.

SITUATION

Pleasantly situated in a peaceful, attractive and sought after exclusive development (originally known as Palmers Meadow). It is well placed, just one mile from Bridport town centre and within easy reach of Bridport Leisure Centre, playing fields, St Marys Primary School and local amenities within the town centre, which is within 15 minutes' walk. There is a broad range of shopping, leisure and cultural facilities including a twice weekly street market and many independent retailers and businesses. Bridport is surrounded by the glorious West Dorset countryside, designated an Area of Outstanding Natural Beauty (AONB) with many fantastic walks nearby. The Jurassic Coast World Heritage Site is also on the doorstep with a footpath from Bridport down to the popular seaside resort of West Bay, across fields.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 15Mbps and Ultrafast up to 1800Mbps.

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

VEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport town centre follow South Street and at the traffic lights turn right towards Bridport Leisure Centre. Take the 1st available left, again towards the Leisure Centre and 1st right into Watton Park. Take the 1st left and the property will be seen after a short distance on the left.

What3Words///indirect.storybook.alpha



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			95
(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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