

**ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL**



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## **8 WATTON PARK, BRIDPORT, DORSET, DT6 5NJ**

**£395,000 FREEHOLD**

- |                              |                    |                  |
|------------------------------|--------------------|------------------|
| * 4 BEDROOMS                 | * BATH/SHOWER ROOM | * ENTRANCE LOBBY |
| * RECEPTION HALL             | * CLOAKROOM        | * LIVING ROOM    |
| * KITCHEN/BREAKFAST ROOM     | * UTILITY ROOM     | * GARAGE         |
| * CONSERVATORY/SUN ROOM      | * GARDEN           | * GAS FIRED CH   |
| * SEALED UNIT DOUBLE GLAZING |                    |                  |

A modern detached, spacious family house in favoured cul-de-sac on market town outskirts. The property comprises a detached house having brick elevations under tiled roof with decorative tile hanging to the upper elevation. Construction was circa 1980. Double glazed sealed unit windows are installed and a feature of the property is the very large utilities/hobbies area extension beyond the garage area. Other features include the sunroom of modern construction and most spacious living room. The property is located on the south side of the market town of Bridport conveniently placed for the nearby leisure centre with swimming pool and the usual facilities. Nearby is a primary/junior school and a corner store. Approximately a ¼ mile distance is a Morrisons superstore. Watton Park is a cul-de-sac of similar properties and bungalows enjoying a slightly elevated location. Coastal facilities are available at West Bay coastal/fishing village some 1½ miles distant. Bridport market town with its excellent range of shopping and commercial town centre is some ½ mile distant. Those persons seeking a spacious detached property enjoying a pleasant location near modern amenities are advised an early viewing.

The accommodation comprises double glazed patio style entrance door to a –

**RECEPTION LOBBY** Cloak rack. Decorative light. Paved flooring. Pine clad ceiling. Decorative timber and glazed door opening to the reception hall with a matching side screen. Double radiator. Coved and artexed ceiling. Door to understairs storage cupboard. Door to deep walk in cloaks cupboard. Telephone point. Polished staircase rises to the first floor landing. Door to the

**LOUNGE/DINING ROOM** About 26' 5" or 8m x 11'4" or 3.4m featuring reconstituted stone fireplace with stone hearth containing a living flame gas coal effect fire. Mantel shelf. Coved and artexed ceilings. Two pendant light points. Two wall light points. TV aerial point. Two radiators. Double glazed window unit with views southerly to the frontage and adjacent property, fitted with vertical sun blind. Patio styled double glazed door, fitted with vertical sun blind and giving views through into the Sun Room/Conservatory. To the rear garden -



**KITCHEN/BREAKFAST ROOM** About 9'7" or 3m x 11'8" or 3.57m Well fitted with extensive range of units with pine finish and with rolled edge laminated work surface. Inset with electric hob unit. Built in eye level electric oven with microwave space over. Fitted cooker filter hood. Tiled surround work surface. Inset stainless steel sink with hot and cold. Range of high level cupboards with glazed frontage china display cupboard. Display shelving. Ceramic tiled floor. Radiator. Coved and artexed ceiling. Strip light. Double glazed window unit giving views to the rear garden. Door to the -

**SUN ROOM/CONSERVATORY** About 12' or 3.7m x 9' or 2.78m of uPVC double glazed construction with polycarbonate roof and fitted with vertical sun blinds. Double radiator. Electric power. Door to garden. Commanding views east ward over the town and local farmland and hillside.



**UTILITY ROOM** About 19'3" or 5.86m x 8'10" or 2.7m Extensive range of work surfaces with drawers and cupboards under and shelving also high level cupboards. Ceramic tiled flooring. Plumbing for washing machine. Wall mounted gas fired boiler for domestic hot water and central heating. Strip light. Telephone point. Door to garage and window with views to the garden.



Decorative half glazed door opening to the garden.

**FIRST FLOOR LANDING** Landing. Access to roof space by roll away loft ladder. Electric light. Boarded. Insulated. Door to the airing cupboard fitted with pre-lagged hot water cylinder with immersion heater and slatted shelves.

**BEDROOM 1** About 10'9" or 3.3m x 11'5" or 3.5m (plus door recess) Coved and artexed ceiling. Radiator. Double glazed replacement window unit fitted with vertical sun blind and giving views southerly over adjacent property to distant hills.

**BEDROOM 2** About 11'4" or 3.48m x 8'4" or 2.55m Coved and artexed ceiling. Pendant light point. Double glazed window unit. Views to the rear over adjacent properties to distant hills and woodland.



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**BEDROOM 4** About 10'9" max or 3.3m x 9'9" or 3m max Radiator. Coved ceiling. Double doors to the storage cupboard with shelving. Double glazed window unit with vertical sun blind giving views southerly to adjacent properties.

**BATHROOM** Fitted with champagne fitted suite comprising panel bath with hot and cold. Half height tiled surround. Inset soap dish. Low level close coupled W.C. Pedestal wash hand basin. Hot and cold. Half height tiling to all walls. Electric shaver point. Coved and artexed ceiling. Pendant light point. Radiator. Corner tiled shower cubicle with Mira instant electric shower unit and glazed door. Double glazed replacement window unit with tiled sill.



**OUTSIDE** Driveway with parking for one vehicle leading to the integral garage.

**GARAGE** About 13'8" or 4.2m x 8'10" or 2.69m with up and over door. Electric power and light. Window. Cold water tap. Door to the Utility Room.

**FRONT GARDEN** Easily maintained. Comprises lawned area with herbaceous border and mature shrubs.

**REAR GARDEN** Side passage leads to a lawned area. Timber garden store shed. Bounded by timber panelling and natural hedging with paved area enjoying a pleasant open aspect with easterly views.

**SERVICES** All main services connected. Gas fired central heating. Sealed unit double glazing. Telephone subject to BT regulations.

**OUTGOINGS** Local Council Tax Band – E

**VIEWING** Strictly by appointment with Holloway Estate Agents.



The statements in these particulars as to the property are not to be relied on as statements of representations of fact.

**Energy Performance Certificate**

<p>8, Watton Park BRIDPORT DT6 5NJ</p>	<p>Dwelling type: Detached house Date of assessment: 07 June 2010 Date of certificate: 07 June 2010 Reference number: 0138-2029-6286-7060-6990 Type of assessment: RdSAP, existing dwelling Total floor area: 105m<sup>2</sup></p>	
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			
	Current		Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	56		70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current		Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			65
(39-54) <b>E</b>	50		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

