

16, De Legh Grove

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West Allington, Bridport, DT6 5QY

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

OPEN GUIDE PRICE: £425,000 - £450,000
A very attractive and spacious semi-detached character style house on a highly desirable, select development within easy reach of the town

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- Attractive period style house
- Distant country views
- Living room with feature fireplace
- Attractive courtyard garden
- Close to town and open countryside
- Spacious 1142sqft
- 3 Bedrooms, 2 bathrooms (1 en-suite)
- Large kitchen/dining room
- Garage and gated parking
- Freehold. Council Tax Band D

Guide Price £425,000

THE PROPERTY

16 De Legh Grove is a very attractive, semi-detached, period style house with enclosed courtyard garden, on the sought after select development of West Mead Park, within easy reach of the town centre and open countryside. It was built by the well known and respected local builders, C G Fry & Son Ltd., in 2004. The house has classic brick elevations under a slate roof with character style features including partial sash style windows.

The house was built to a very high specification, featuring a well fitted kitchen with integrated appliances (electric double oven, 5-burner gas hob, fridge/freezer, dishwasher), attractive bathroom fittings, uPVC sealed unit windows, gas-fired central heating, security alarm, coved ceilings throughout, built-in wardrobes to all of the bedrooms, water softener/filtered water system together with ceramic tiled flooring to the reception hall, cloakroom and kitchen/dining/family room.

The property has been well cared for under the current ownership and is very well presented with a living room with polished stone fireplace, large kitchen/dining/family room and principal bedroom with en-suite shower room. From the first floor there are distant views over the surrounding countryside and hills.

The rear garden is a further feature being attractively landscaped together with private parking behind double gates and adjoining garage with remote control door.







OUTSIDE

The house is set slightly back from the pavement with attractive iron railings and dwarf brick walls.

At the rear is the single garage and double gates to a parking space.

The rear garden is attractively laid out and landscaped for ease of maintenance, with paving, gravelled areas and flower/shrub beds.

SITUATION

The property is pleasantly located on a select and carefully planned development of quality, character style, houses on the western side of Bridport town. The property is extremely well situated within easy reach of the town centre, which is well known for its excellent shopping facilities and twice weekly market. The immediate area is designated as one of outstanding natural beauty (AONB) and there are numerous footpaths virtually on the doorstep. Bridport offers excellent schools and a popular leisure centre with indoor swimming pool. The popular coastal resort of West Bay is within easy reach, with access to the stunning Jurassic Coast. The smaller villages of Eype and Seatown are also close by with lovely walks along the South West Coast Path.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 15Mbps and Superfast up to 1800Mbps.
Mobile phone service providers available are Three, O2 and Vodafone for voice and data services inside and outside and EE 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 Stags Bridport.

DIRECTIONS

From our Stags office in South Street, proceed to the Town Hall and turn left into West Street. Crossover the two mini-roundabouts into West Allington and take the 4th right turn into West Mead. Bear right into Houndsell Way and then left into De Legh Grove. The property is seen after a short distance on the right.
What3Words///novels.duplicity.garlic

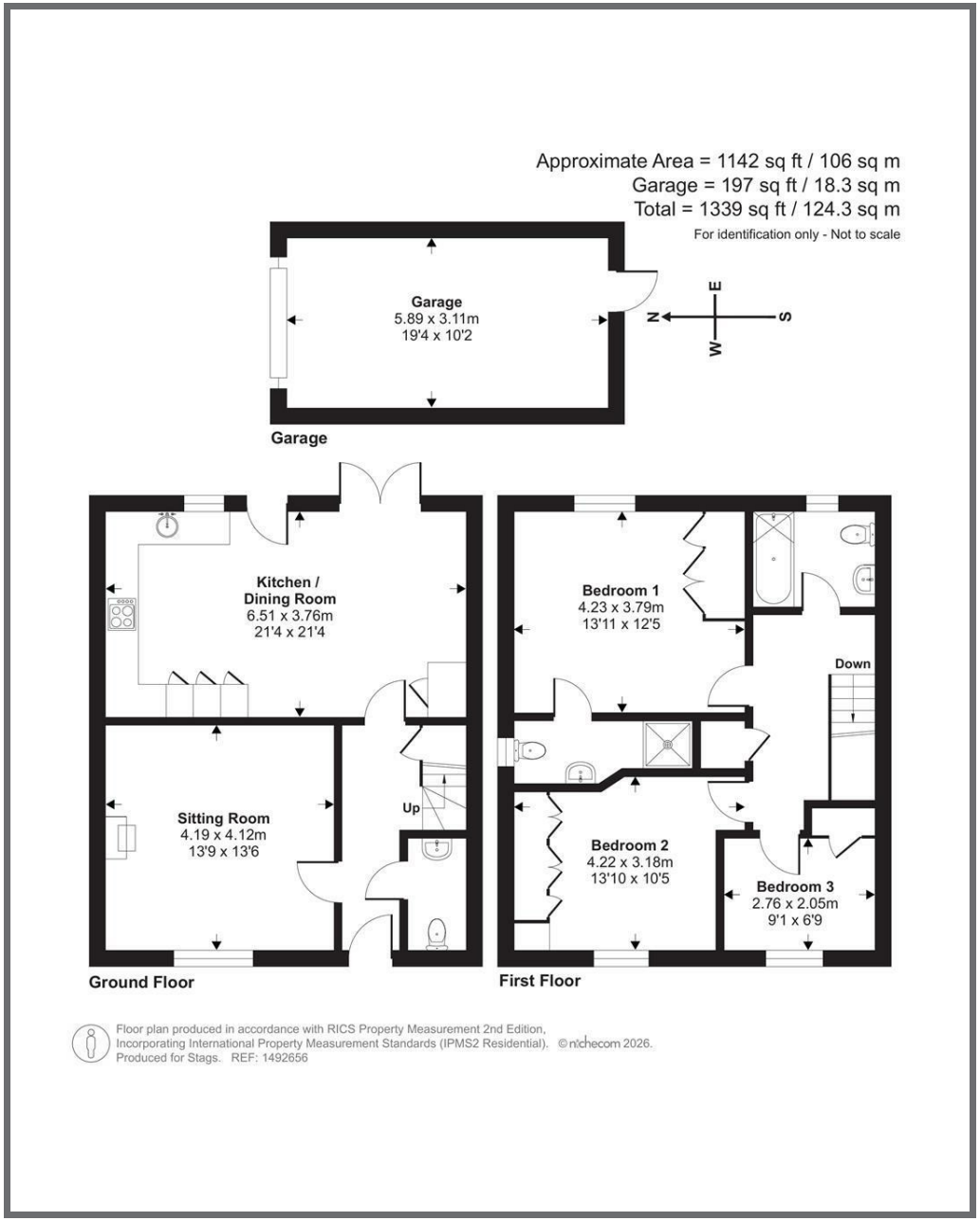




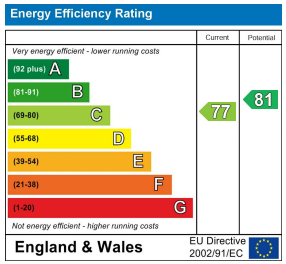


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





STAGS



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