



3 Roundham Gardens



**STAGS**



# 3 Roundham Gardens

Bridport, Dorset DT6 4BD

Bridport Town 1 Mile West Bay 1 Mile

A deceptively spacious detached home set in a tucked away position with exceptional views in level walking distance of West Bay and Bridport.

- 180 Degree Views Across the Brit Valley
- Three Double Bedrooms
- Large L Shaped Sitting Room
- Recently Renovated
- Freehold
- Generous & Well Proportioned Accommodation
- Newly Appointed Kitchen
- En-Suite Principal Bedroom With Private Terrace
- Parking & Integral Garage
- Council Tax Band E

Guide Price £635,000

## THE PROPERTY

3 Roundham Gardens is a unique home situated at the top of a no through road in an elevated position just off West Bay Road which affords fantastic uninterrupted 180 degree views across the Brit Valley, taking in West Bay and looking towards the sea and Eype.

The property is believed to date back to the 1960s and is of dressed stone elevations beneath a tiled roof.

The home is extensive and versatile and has been renovated and restored by the current owners. The programme of renovations has included: a new condensing boiler, a new kitchen breakfast room, re-plastering, new soffits and facias as well as extensive redecoration.





The accommodation currently comprises; entrance hall of more than generous proportions with an abundance of built in storage and a loft hatch leading to a generous and well proportioned roof space with good head height, an L shaped sitting room which has plenty of space for a dining area, enjoying landscaped windows which overlook the vistas. The room is of triple aspect and has a gas fireplace, there is a new, well appointed kitchen with water softener and built in appliances which are all electric which leads to a further reception room (currently used as a home office) which could have a multitude of uses including a fourth bedroom and could suit multi-generational living with a utility and WC to the rear which is also newly appointed. There is a family shower room with a walk in shower and three bedrooms are all of generous double proportions enjoying built in storage space. The third bedroom has double doors leading to a sheltered outside terrace. The main bedroom has a private rear terrace through double rear doors and also enjoying an en-suite bathroom with quirky flamingo wallpaper and a pink suite.

**OUTSIDE**

The property is approached across its own driveway with areas of landscaped garden and steps that lead to the front door. The driveway leads to a larger than average single garage which sits below the accommodation. The garage is double length, allowing for both a car and storage.

There is a side terrace which has fantastic views. The gardens stretch around the sides of the property and are terraced to the rear. The gardens are of low maintenance and makes the most of the views, along with a small garden shed.

**SITUATION**

3 Roundham Gardens is approached at the end of a no through road affording an excellent vantage over West Bay and the Brit Valley. The property is within a very short walking distance of the coastal resort of West Bay which lies on the beautiful World Heritage Coast and features a picturesque harbour, bathing beaches and a good range of amenities. There is also an 18-hole golf course. There is easy access to open countryside and a permit is also available for access over the nearby Melpash Show Ground.

The thriving historic town of Bridport is within only about 1 mile away. It boasts highly comprehensive shopping, business and leisure facilities, together with a twice weekly market. Morrisons Superstore and Bridport Leisure Centre are within about half a mile. The larger centres of Dorchester and Weymouth are both within about 20-30 minutes driving distance with main line rail services to London Waterloo.

**SERVICES**

All mains services are connected.

**VIEWINGS**

Viewngs strictly by appointment with Stags, Bridport.

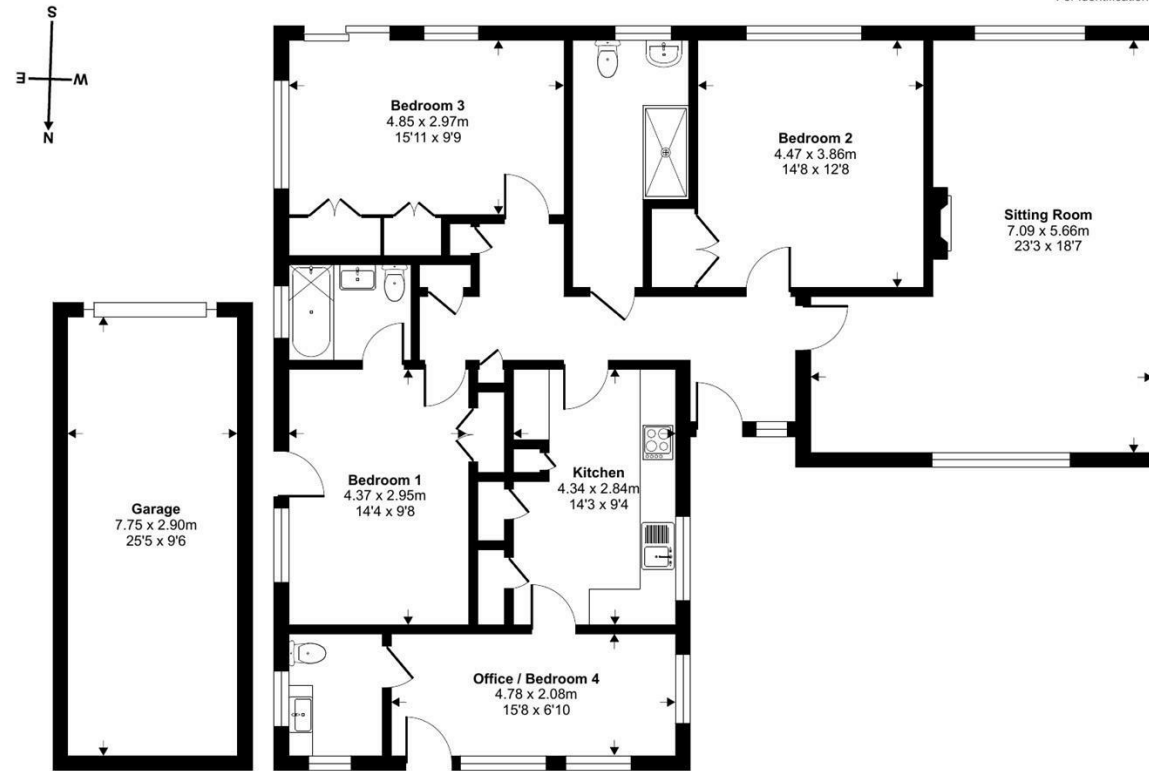
**DIRECTIONS**

From our Bridport office, proceed South towards West Bay. On driving down West Bay Road, take the second turning on the left to Roundham Gardens where the property can be found directly in front denoted by a Stags for sale board.



Approximate Area = 1707 sq ft / 159 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 892908



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		82
(61-81) <b>B</b>		
(49-60) <b>C</b>	71	
(34-48) <b>D</b>		
(29-33) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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