



29, Hemlets Close



STAGS

29, Hemlets Close

Bridport, Dorset, DT6 3FB

Bridport Town Centre 1 mile. West Bay/Jurassic Coast 2.5 miles.

An attractive and very spacious detached house in a very sought after location

- Attractive family home
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- Well equipped kitchen, utility
- Double garage and extensive parking
- Sought after position adjoining playing fields
- Very spacious 1926sqft
- 3 Reception, conservatory
- Private west-facing rear garden
- Distant country views
- Freehold. Council Tax Band E

Guide Price £540,000

THE PROPERTY

29 Hemlets Close is a very attractive and spacious detached house in a peaceful and sought after residential area. It was built in circa 1999 by Prowtings with brick and rendered elevations and under the current ownership since 2006.

The house benefits from the favoured sunny east/west facing aspect and enjoys views over the adjoining playing fields and the surrounding countryside beyond.

The excellent amenities include gas-fired central heating with updated boiler and Megaflo system, uPVC double glazed windows, well equipped kitchen, attractive sanitaryware and built-in wardrobes to three of the bedrooms.

The very spacious accommodation extends to:

Ground floor - Pillared porch, very spacious reception hall with large storage cupboard, cloakroom, living room, dining room, study, conservatory, kitchen/breakfast room, utility, side conservatory/lean-to

First floor - Gallery landing with lovely views over playing fields to countryside beyond, Principal bedroom with en-suite shower room, three further bedrooms, bathroom



OUTSIDE

The house is set well back with a large tarmac driveway providing extensive parking and access to the detached double garage. There are very useful pedestrian gates to both sides of the house.

The rear garden enjoys a sunny and private west-facing aspect with lawn, wide range of shrubs, slate terrace and timber shed. In addition, there is a very useful enclosed side area with second shed, outside lighting and power points.

SITUATION

The house occupies a sought after position in Hemlets Close adjoining the playing fields. It lies on the edge of Bradpole village and within easy reach of local facilities and Bridport town centre. Bradpole village facilities include a church, village hall and butcher's shop plus regular bus services. The immediate area is designated as one of outstanding natural beauty (AONB) and access to the countryside is virtually on the doorstep. Secondary and primary schools are very nearby. The thriving historic town of Bridport has a twice weekly market and offers a range of independent local shops, the town hosts many festivals. West Bay, with its attractive harbour, bathing beaches and access to the World Heritage coast is only a few miles to the south.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 6Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and 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 Bridport town centre follow the A3056 towards Beaminster, passing Sir John Colfox School and turning right at the Gore Cross roundabout. After the roundabout take the 1st right into Townsend Way and 1st right into Hemlets Close, the house is the 1st on the right.



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		
Current		Potential
74		78
England & Wales		
EU Directive 2002/91/EC		

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