

## 23 Slades Green

Bothenhampton Bridport  
DT6 4DZ



**Guide Price £490,000 Freehold**

An elevated detached bungalow recently renovated and modernised enjoying superb views with garage and driveway and a large sloping garden on the outskirts of Bridport



**SITUATION:** The property is located on the higher side of the Slades Green residential development dating from the 1970's. This is a popular and well established residential area comprising mainly detached bungalows and enjoys much peace and tranquillity. The centre of the village of Bothenhampton lies close by with its village hall, recreational area, Parish Church and adjoining Nature Reserve and there is good community spirit here.

The centre of the town of Bridport lies approx a 1.25 miles walk away with cut through across Asker Meadows directly into South Street. Bridport is renowned for its vibrancy and creativeness. It has mainly independent shops boosted by a twice-weekly street market, an Art Centre, the Electric Palace theatre/cinema, a vintage and artists' quadrant, leisure centre with indoor swimming pool and fitness suites and the central Bucky Doo Square hosts bands and events and festivals all year round.

The coast at West Bay lies some 2 miles to the south with its ancient fishing/boating harbour, beaches, golf course and access to the Jurassic Coastline and South West Coastal Path.

There is a large number of clubs and organisations covering most leisure interests including music, sport, dance, literacy and horticulture as well as many restaurants and cafes suiting a diverse range of culinary requirements.

**THE PROPERTY** is of traditional construction featuring brick elevations under a concrete tiled roof and has had an almost complete programme of renovation and modernisation over recent years, including upvc double-glazing, new internal doors, re-plastering, new flooring with underfloor heating, new kitchen and bathroom suites and re-wiring to include sunken ceiling downlighters throughout and a superb provision of power points to all rooms.

The property is built into the hillside with long flight of steps to the front entrance door and enjoys the most amazing wide-span views mainly to the south towards the coast. The accommodation is spacious and has a good supply of windows and glazed panes allowing a flood of natural light to the interior.

The large south facing sloping rear garden enjoys a good degree of sunshine and has a garden shed and greenhouse and offers a blank canvas for cultivation.

**DIRECTIONS:** From the centre of Bridport travelling south along South Street to the Groves roundabout, take the first exit into Sea Road North. Take the third turning right into Pasture Way and bear left. On reaching the junction with Crock Lane, turn right and then left into Slades Green. Follow the road straight ahead and then bear left and the property will be found on the right-hand side.

**THE ACCOMMODATION** comprises the following:

A steep stepped pathway with metal balustrade rises up the front lawn to the main entrance door. A UPVC part-glazed door opens to the:

**ENTRANCE HALL** which has a further door opening into the:

**OPEN-PLAN CONTEMPORARY LIVING/DINING/KITCHEN AREA** with wood-block flooring and under-floor heating.

The Living Area has a large picture window section to the south commanding superb views.

The Dining Area lies in the centre with high glazed pane for additional light, a door off to the bedroom/bathroom accommodation and a wide square opening to the:

**COMPREHENSIVELY FITTED KITCHEN** which comprises an extensive range of wall cupboards and base cupboards and drawers, cooker hood, a single drainer one-and-a-half bowl sink unit with mixer tap, a brand new integrated fridge/freezer unit and a Vaillant gas combi-boiler in matching cupboard housing. UPVC part-glazed door to the:

**REAR PORCH/BOOT ROOM** which has not been renewed. It has a Perspex lean-to roof with doors to either side leading into the garden.

**INNER HALL** with access trap to the roof space.

**MAIN BEDROOM 1** which comprises a double bedroom with window to the north overlooking the garden and has an **EN-SUITE** shower room with modern suite and ladder radiator/towel rail and an automatic light, together with a lit mirror over the basin.

**BEDROOM 2** is also a double bedroom with picture window to the southerly views.

**BEDROOM 3** is a slightly smaller bedroom with similar southerly window.

**MAIN SHOWER ROOM** with large shower cubicle with partial screen and a rail for curtaining, basin in vanity unit and low level WC. Lit mirror above basin and ladder radiator/towel rail.

## OUTSIDE

The property has a driveway leading to the **INTEGRAL GARAGE** underneath the accommodation with driveway parking in front of this. A flight of steps with dual wrought iron handrails rises up the sloping lawn to the front door.

To the rear of the property, the gardens slope steeply upwards and comprise a large lawned area with an aluminium **GREENHOUSE** and **WOODEN GARDEN SHED** and an old wooden **SUMMERHOUSE**. The garden is enclosed by old wooden fencing to the sides and a metal post and wire fence against the rising hillside to the rear.

The garden provides a blank canvas for cultivation and enjoys lovely views to the south.

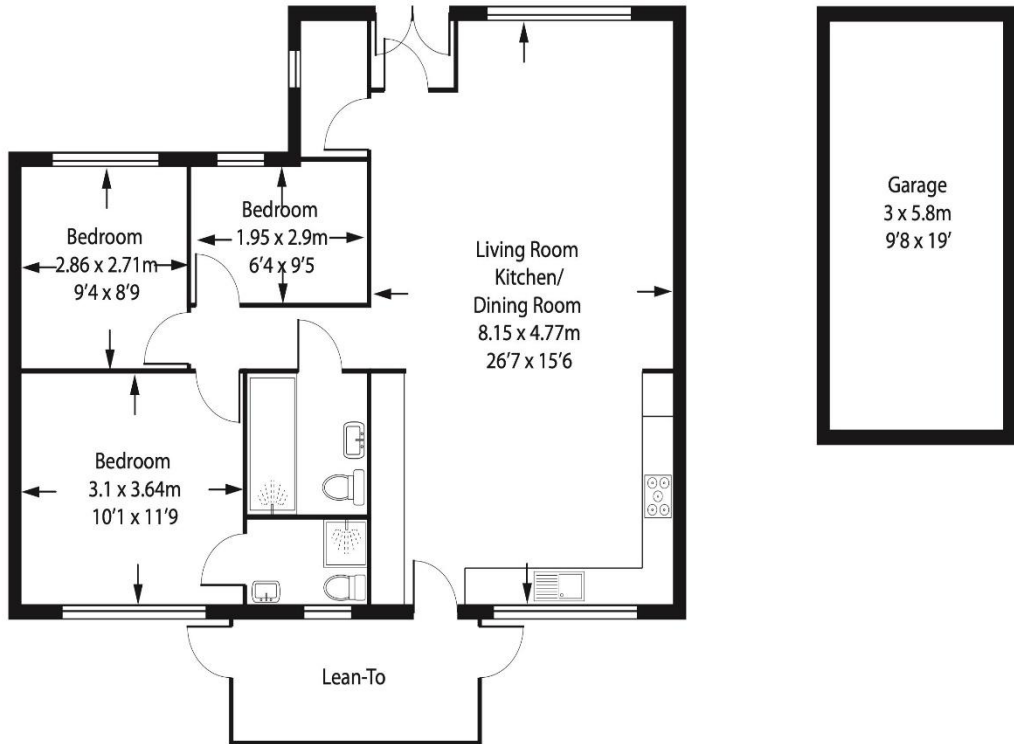
**SERVICES:** Mains water, drainage, electricity and gas. Gas central heating. Council Tax Band 'D'. Mobile and broadband signal - see Ofcom website.

**AGENT'S NOTE:** This property is available with no forward chain.

TC/CC/KEA1468/150426

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**23 Slades Green**  
 Approximate Gross Internal Area  
 Measurements for guidance only  
 77 sq m / 828 sq ft





The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.