

## 10 Buttercup Way

West Bay Bridport Dorset  
DT6 4SL



**Guide Price £415,000 Freehold**

A beautifully presented detached 3-bed house with conservatory, easily maintained gardens, garage and parking in quiet tucked away location approx 0.5 mile to the coast



**SITUATION:** The property occupies a corner site on Buttercup Way tucked very quietly away within the Meadowlands Estate which is within a few minutes' walk of a convenience store and half-mile pleasant walkway into the coastal resort village of West Bay with its small range of independent shops, refreshment kiosks, Church, renowned restaurants and 3 pubs, fishing/boating harbour, beaches and access to the Jurassic Coastline and South West Coastal Paths.

There is also much to do in West Bay with water sports including a well supported gig-rowing club and a golf club on East Cliff as well as events throughout the year including Firework displays.

There are buses into the vibrant town of Bridport some 2 miles to the north with its shopping centre, twice-weekly street market, Art Centre, Electric Palace theatre/cinema, artists and vintage quadrant, Leisure Centre with indoor swimming pool and the central Bucky Doo Square hosts bands, events and festivals.

**THE PROPERTY** comprises a detached modern house featuring part stone, part rendered elevations under a concrete tiled roof which has been well maintained and updated and is now beautifully presented throughout. It has recently had a larger replacement and very usable living/dining conservatory, modern double-glazed windows and gas central heating.

This is a very level plot in a level location with pretty, easily maintained garden haven and has very little passing traffic/footfall. It has the benefit of a garage in a block adjoining with driveway parking and an additional parking bay to the front.

**DIRECTIONS:** From the centre of Bridport travelling south, take the third exit off the Groves roundabout signposted to West Bay. Before reaching West Bay, the turning into Meadowlands will be seen on the left-hand side. Take the second turning left into Buttercup Way and the property will be found on a right-hand corner plot.

**THE ACCOMMODATION** comprises the following:

A couple of steps rise the front door which has a storm porch over and opens to the:

**ENTRANCE HALL** with staircase rising to the first floor with walk-in cupboard under.

**CLOAKROOM** with toilet and basin and good storage.

**SITTING ROOM** with marble-effect reveal and plinth, within a stone surround and fitted with a wood-burning effect gas stove. Window to the north and east and large picture floor-to-ceiling window capturing a lovely view into the garden.

**GALLEY-STYLE KITCHEN** comprehensively fitted with a range of attractive units comprising wall-mounted cupboards and base drawers with work surfaces over incorporating an electric hob with cooker hood over and spaces for washing machine and tumble dryer below, waist-height oven and microwave oven in cupboard housing, one-and-a-half bowl sink unit with window over and dishwasher included.

**DINING CONSERVATORY** with low stone walls and uPVC double-glazed panes and opening fan lights and a door opening into the garden.

#### **FIRST FLOOR**

**LANDING** with flood of natural light from the window. Hatch to partly-boarded roof space with ladder and light fitted,

**BEDROOM 1:** A double bedroom with double wardrobe and built-in cupboard housing the Vaillant combi gas-fired boiler.

**BEDROOM 2:** Another double bedroom with window to the south.

**BEDROOM 3:** A double bedroom with a number of wardrobes, currently set up as an office.

**BATHROOM:** Newly decorated and fitted with a panelled bath with handgrips and shower over, partly screened, a toilet and corner wash basin with shelf/surface extending with bow-shaped triple cupboards under and mirror above. Karndean flooring and complimenting tiled walls with radiator, towel rail, sunken ceiling downlighters and obscure-glazed window.

## OUTSIDE

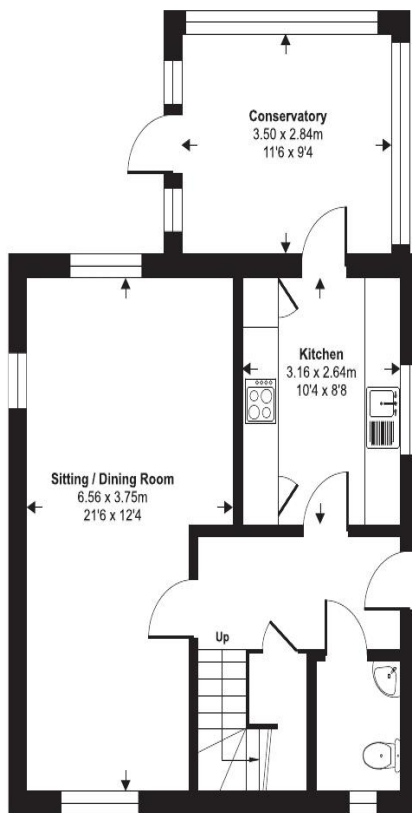
The plot has railings set into low walls to the front and side with gravelled surround. There is a paved parking bay to the front of the garden wall with space for two cars and a driveway to the rear leads to a **SINGLE GARAGE** in a block of three, the nearest belonging and having a driveway leading to it providing parking for 2 cars in tandem. A pedestrian wooden gate off leads into the garden.

The garden is level and well landscaped to provide a sitting/dining terrace with gravelled surround, herbaceous borders and beds and green low hedge against the brick wall and wooden fence boundaries. This garden provides a lovely haven in which to enjoy the sunshine.

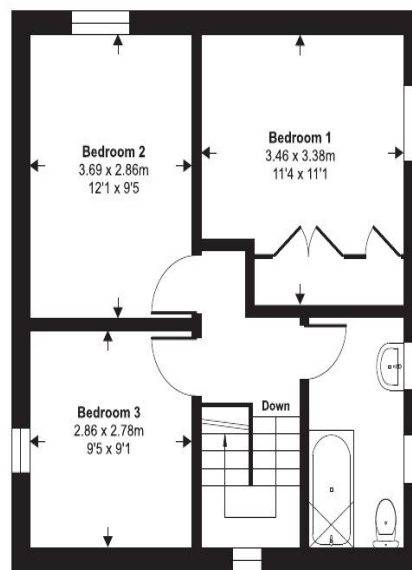
**SERVICES:** All mains services are connected. Council Tax Band 'D'. Mobile and broadband coverage - see Ofcom website.

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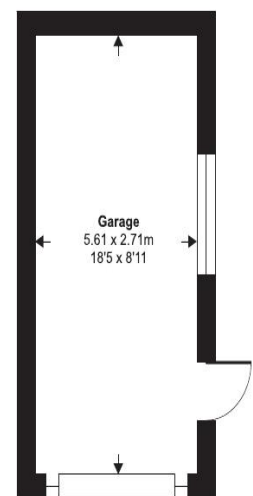
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Garage

Approximate Area = 999 sq ft / 92.8 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Total = 1163 sq ft / 108 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Slags. REF: 1448684



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