

## 34 Foxglove Way Meadowlands West Bay Bridport DT6 4SQ



**Asking Price £126,000 Leasehold**

A 3 bed/2 bath end-terrace 3-storey family house on the popular Meadowlands development close to West Bay and Bridport available for purchase on a shared-equity basis



**SITUATION:** The property is quietly tucked into the Meadowlands development off West Bay Road and has a convenience store and laundrette close by. The coastal resort of West Bay is a half-mile level walk away with its pubs, restaurants, recreational play area, kiosks, pasty shop, fishing centre, motorbike accessory shop, fishing and boating harbour, beaches and where there is a wide range of marine and leisure pursuits, including a golf course on East Cliff. West Bay is also a gateway to the Jurassic Coastline and South West Coastal Path.

There is also a bus stop close by for access to the vibrant town centre of Bridport approx 2 miles to the north, with its busy twice-weekly street market, range of mainly individual shops, art centre, Electric Palace theatre/cinema, medical centre and dentists' practices, vintage and artists' quadrant, primary and secondary schools and where there is a central square which hosts events and festivals all year round.

**THE PROPERTY** was built approx 25 years ago and is of traditional construction featuring brick and part-rendered and colourwashed elevations under a tiled roof and benefits from double-glazed windows and mains gas-fired central heating. It extends onto 3 floors and provides good-sized 3 bed/2 bath family accommodation with fenced garden area and two designated parking spaces.

This property is available for a 40% minimum share and rent is paid on the remainder. The share can be increased to a maximum of 80%. This arrangement ensures that there is security of tenure and offers a step to home ownership.

**DIRECTIONS:** From the centre of Bridport travelling south to the Groves roundabout, take the third exit to West Bay. Proceed to the outskirts of West Bay and the Meadowlands development will be found on the right-hand side before the convenience store. Follow the signs into Poppy Way and Foxglove Way will be found on the northern fringe of the development.

**THE ACCOMMODATION** comprises the following:

A small flight of steps with handrail leads to the front door which has a storm porch over and opens to an: **ENTRANCE HALL** with staircase rising to the first floor.

**LOUNGE** with window to the north overlooking the close and featuring an attractive fireplace with wooden surround, fitted with a coal-effect gas fire. Door to:

**DINING AREA** with archway through to kitchen. Space for dining table and door to the rear enclosed garden area.

**KITCHEN:** well fitted with a range of wall mounted cupboards and base units with work surfaces incorporating a one-and-a-half bowl sink unit with mixer tap and window overlooking the southerly garden, built-in oven with gas hob over, free-standing fridge/freezer and plumbing for washing machine or dishwasher.

**FIRST FLOOR**

**LANDING**

**DOUBLE BEDROOM 2** with window to the south affording views to hills. Built-in airing cupboard with Alpha gas-fired boiler (under 2 years old) and a hot water cylinder also recently replaced with immersion heater back up.

**SHOWER ROOM** with corner semi-circular shower cubicle with shower unit fitted, a pedestal wash basin with window over and light/shaver point and a low level WC.

**BEDROOM 3:** A single bedroom with window to the north.

**SECOND FLOOR**

**LANDING** with hatch to roof space (no ladder or light fitted). Eaves cupboard for storage.

**MAIN BEDROOM 1:** A double bedroom with far-reaching views to the hills.

**BATHROOM** comprising a bath with mixer tap and shower attachment, pedestal basin and low level WC. Strip light/shaver point.

## OUTSIDE

There is a garden area to the rear on two levels which is enclosed by wooden fencing and is hard-landscaped, providing an area for the display of plant pots and with washing line and there is an outside tap. A side area has a paved stand on which there is presently a timber garden shed/store and bin storage. A wooden pedestrian gate leads to the car parking area, with two spaces being designated for this property.

The garden enjoys direct southerly sunlight, much privacy and could be re-planned for cultivation.

**SERVICES:** All mains services are connected. Gas-fired central heating. Double-glazed windows and doors. Council Tax Band 'C'. Mobile and Broadband signal - see Ofcom website.

## PURCHASE REQUIREMENTS:

Be a first-time buyer or not currently named on a mortgage  
Demonstrate you meet the minimum income requirements  
Demonstrate a deposit sufficient to obtain a mortgage for the property  
Have a local connection to the area

## COSTS:

Full Market Price: £315,000  
Minimum Share: 40%  
Share Value: £126,000  
Monthly Rent: £290.47  
Service Charge pcm (including buildings insurance & sinking fund): £25.92  
Total Monthly Charge: £316.39  
Next rental increase: April 2026

Term remaining on lease: 102 years

What is shared ownership?

Shared ownership is a scheme designed to help those who wouldn't otherwise be able to purchase a home of their own. This may be because you can't meet the full mortgage repayments, save a sufficient deposit, or both. With shared ownership, you buy a percentage of your home and pay a reduced rent on the share you don't own.

This property has restricted staircasing to ensure the property remains affordable for future generations of local people.

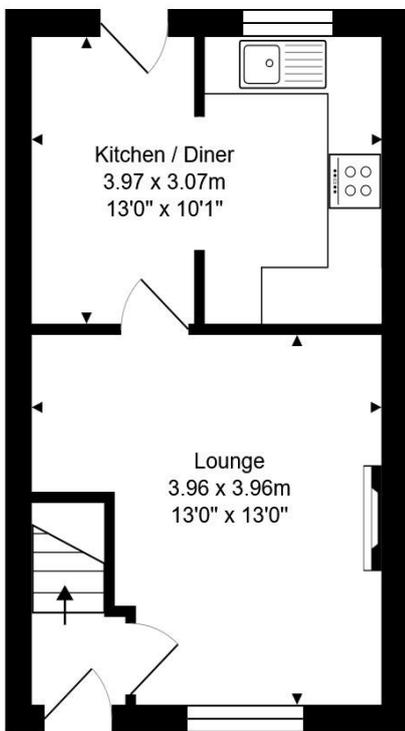
How does shared ownership work?

You will buy a percentage share of a home, independently priced at market value. Hastoe will charge you rent on the share you don't own plus a service charge. This service charge covers things like buildings insurance and estate maintenance.

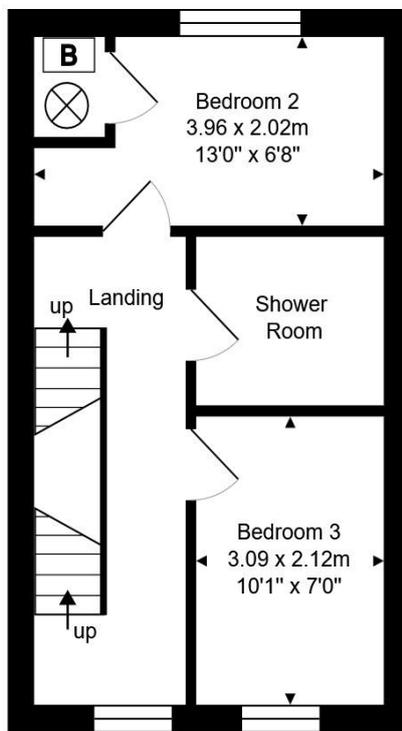
PLEASE CONTACT THE AGENT FOR AN APPOINTMENT TO VIEW.

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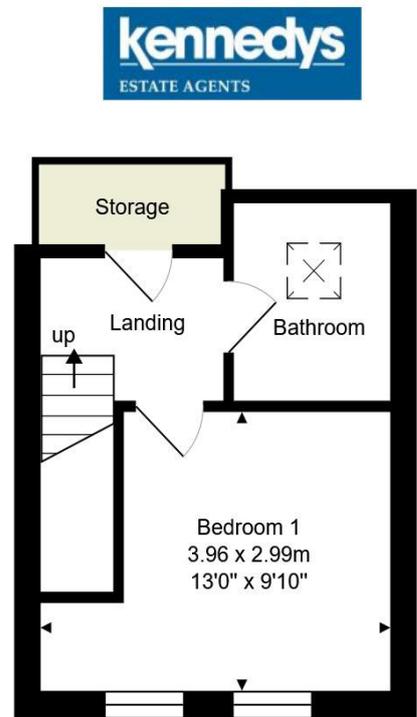
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



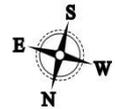
Second Floor



34 Foxglove Way  
Bridport  
DT6 4SQ

Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup> (excluding storage)

Not to scale. Measurements are approximate and for guidance only.





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