



HOLLOWAY



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ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



FAIRVIEW, RING STREET, STALBRIDGE, DORSET, DT10 2LZ
£159,500 FREEHOLD

- * 2 DOUBLE BEDROOMS
- * LIVING ROOM
- * SHOWER ROOM
- * SEALED UNIT DOUBLE GLAZING
- * LARGE LANDING
- * SITTING ROOM
- * COURTYARD
- * RECEPTION HALL
- * KITCHEN
- * GAS FIRED CENTRAL HEATING

An interesting character town house, constructed 1873, having mellow stone elevations under a slate roof, just renovated and redecorated providing very convenient town centre accommodation.

The property comprises a virtually detached town house constructed in 1873 for the vendors family and coming to the market for the first time. The property has mellow local stone elevations, under a slate roof and recent updating has included the provision of a damp course, replacement Upvc decorative windows, installation of gas fired central heating, recent re-roofing, the retaining of open fires and character features throughout.

The property is situated almost in the centre of this quaint Dorset town with general store nearby and the usual attributes of an active community close to hand ie: Post Office, Inns Banks and shops catering for daily requirements. Those persons seeking updated, character accommodation, convenient for amenities are advised an early viewing.

The accommodation comprises decorative glazed panel Upvc double glazed hermetically sealed entrance door to the –

RECEPTION HALLWAY

Radiator. Pendant light point. Door to understairs storage cupboard with shelving. Door to cupboard containing the new combi style gas fired boiler for domestic hot water and central heating. Deep window sill with replacement double glazed unit. Door to the –

LIVING ROOM

About 11' 8" or 3.56m by 10' 7" or 3.23m plus double doors to the alcove storage cupboards with shelving and storage compartment under. Feature Beacon antique solid fuel range with tiled hearth. Mantel shelf. Radiator.

Telephone point. Tv aerial point. Picture rail. Cupboard containing the electric meter and fuses. Replacement double-glazed window details giving views to the frontage and adjacent property. Timber panel door to the –

SITTING ROOM

About 10' 10" or 3.23m by 7' 10" or 2.4m into alcove. Featuring open fireplace with mantel shelf. Picture rail. Plus double doors to deep storage cupboard with storage cupboards under. Radiator. Double aspect replacement window units with views to the street scene and town and adjacent property. Thermostat for central heating control.



From the Living room timber panel door to the-

KITCHEN

About 8' 10" or 2.71m by 7' or 2.14m average. Being of irregular shape with new kitchen fitments. Comprising marble effect rolled edged laminated work surface, inset stainless steel sink, hot and cold mixer tap. Inset four burner hob unit with built under electric oven. Range of high level cupboards with inserted cooker filter hood. Tiled surround to work surfaces. Plumbing for automatic washing machine. Space for refrigerator. Radiator. Three inset eyeball ceiling spotlights. Velux style window. Door to the –



Plumbing for automatic washing machine. Space for refrigerator. Radiator. Three inset eyeball ceiling spotlights. Velux style window. Door to the –

REAR LOBBY

With Upvc double glazed door giving access to the courtyard. Upvc hermetically sealed door giving access to the street. Door to the –

SHOWER ROOM

With tiled corner shower unit fitted with Triton electric instant shower unit and shower screen. Closed coupled WC. Pedestal wash hand basin, hot and cold, tiling to the rear. Ladder style radiator/towel rail. Dimplex fan assisted electric heater. Extractor unit. Decorative double-glazed replacement window unit with tiled sill.



From the Reception hall timber panel door opening to the stairway with handrail rising to the –

FIRST FLOOR
LANDING

Spacious with radiator and window. Exposed ceiling timber. Panel door opening to –

BEDROOM ONE

About 12' or 3.64m by 10' 10" or 3.32m. Featuring Victorian cast iron fireplace and mantelshelf. Radiator. Picture rail. Access to the insulated roof space. Window with views over adjacent properties to distant farmland.



BEDROOM TWO

About 10' 10" or 3.3m by 9' or 2.76m plus door to wardrobe cupboard with hanging rail. Victorian ornate fireplace with mantelshelf. Radiator. Picture rail. Double aspect window with views to the street scene and town and extensive views Northerly over adjacent property to distant hills.

OUTSIDE

To the rear of the property is the enclosed courtyard with timber section recently fitted but adaptable for pedestrian or cycle access, if required.

SERVICES

All main services connected. Gas fired central heating. Sealed unit double glazing. Telephone subject to BT regulations.

OUTGOINGS

Local council tax band – C

VIEWING

Strictly by appointment with Holloway Estate Agents.

The statements in these particulars as to the property are not to be relied on as statements of representations of fact.

