



HOLLOWAY



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FLAT 4, MONTROSE, 91 CROCK LANE, BOTHENHAMPTON, BRIDPORT, DT6 4DH
£194,000 LEASEHOLD WITH SHARE OF FREEHOLD

- * 2 BEDROOMS
- * STUDY
- * GARAGE
- * VIEWS
- * SITTING ROOM
- * SHOWER ROOM
- * GARDEN
- * KITCHEN
- * BATHROOM
- * GARDEN STORE

A unique second floor studio penthouse apartment offering very spacious adaptable character accommodation.

The property comprises the second floor attic style apartment in early 20th century period property, having brick elevations under a tiled roof, the property now being divided into four apartments. The former leaseholders have acquired the freehold of this property and are all shareholders in the freehold company. This character property must be viewed to appreciate the most interesting arrangement of the accommodation.

The property is situated in the village of Bothenhampton with a church and a bus service close by serving the market town of Bridport and coastal resort of West Bay.

The interesting character accommodation comprises ENTRY VESTIBULE in the former period detached house to the impressive reception hall shared with three others, with staircase rising to a landing with storage area and the staircase continuing further to -

LANDING

Access to the roof area. Door to the reception hall. Door to the -

LIVING ROOM

About 18'9", 5.71m x 13'8", 4.2m (max). Feature ornate cast iron Victorian style fire place with mantel shelf. Night storage heater. Exposed ceiling beams and timbers. T.v aerial point. Range of pine doors to storage cupboard with hanging rail. Pendant light point. Wall light point. Double aspect windows, one being Velux with panoramic views over Bridport town to the surrounding hills and farmland, the other giving Southerly views over Bothenhampton, farmland and into the sea beyond West Bay to Lyme Bay.



KITCHEN/BREAKFAST ROOM About 10'7", 3.23m x 8', 2.48m. Fitted with modern light units with roll edge laminated work surface. Inset four ring electric hob, built under electric cooker. Plumbing for automatic washing machine. Inset 1½ bowl acrylic sinks with hot and cold mixer tap. Tiled surround to work surface. Tall dry food cupboard. Three adjustable ceiling spot lights. Velux window.

STUDY/DINING ROOM About 12'7", 3.8m x 13'6", 4.13m into bay. Slimline night storage heater. Pendant light point. Polished knotty pine flooring. Window with views Southerly over Bothenhampton village, local farmland, West Bay and to the sea into Lyme Bay. Ornate Victorian cast iron fireplace. Door to



UTILITY ROOM/ BEDROOM About 15'10", 4.8m x 12'2", 3.72m. Being or irregular shape. Fitted with roll edge laminated work surface. Stainless steel sink, hot and cold. Drawers and cupboards under. Tiled surround. Double doors to storage cupboard. Pendant light point. Telephone point. Night storage heater. Two Velux windows giving views South-Easterly to Bothenhampton village, farmland and woodland. Door to

DRESSING ROOM With Velux window with half glazed door to -

SHOWER ROOM Fitted with corner tiled shower cubicle with instant electric shower unit. Low level close coupled w.c. Vanity basin., hot and cold. The dressing room can also be approached from the reception hall.

From the kitchen, door to -

BEDROOM About 20', 6.13m x 13'5" or 4.09m. Unusual room and unusual shape with exposed ceiling timbers. Two slimline night storage heaters. Two pendant light points. Velux window. Views over Bothenhampton, local farmland and extending over West Bay into the sea at Lyme Bay.

BATHROOM Spacious and fitted with white suite comprising panelled bath, tiled surround. Vanity unit, hot and cold. Low level w.c. Pine floor boarding. Pre-lagged hot water cylinder with immersion heater.

OUTSIDE Small garden area. GARAGE with up and over door. Brick store shed, easily managed area of garden.

SERVICES Main, water, electricity and drainage. Electric heating. Telephone subject to BT regulations.

OUTGOINGS

Maintenance currently - £260.00 per annum to include the building insurance. We understand the properties are held on the remainder of 999 years lease. 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.



