



HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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CHIMNEYS, 4 BRAMLEY HILL, BRIDPORT, DORSET, DT6 3DP.

£325,000 FREEHOLD

- * 2 BEDROOMS
- * RECEPTION HALL
- * DINING ROOM
- * UTILITY ROOM
- * GARDENS
- * VIEWS
- * SHOWER ROOM
- * CLOAKROOM
- * LARGE CONSERVATORY
- * GARAGE
- * GAS CENTRAL HEATING
- * ENTRANCE LOBBY
- * SITTING ROOM
- * KITCHEN/BREAKFAST ROOM
- * PARKING
- * DOUBLE GLAZING

A modern exceptionally well presented and most spacious, split level bungalow in sought after residential area, with views, 2 miles inland on market town outskirts.

The property comprises a detached bungalow, constructed Circa 1980 having attractive brick elevations, under an interlocking tiled roof with feature bay double glazed window and interesting split level accommodation. Of particular interest the large, recently constructed, conservatory, modern kitchen and shower room, with decorations to a high standard throughout.

The property is located in a preferred residential area about ¾ of a mile from Bridport market town centre and convenient for a Superstore and rural walks. Coastal facilities are available at West Bay, some 2 miles distant, with its quaint harbour and the usual attributes of a coastal holiday village. West Dorset is an area of outstanding natural beauty and examples of which may be viewed from the property. Those persons seeking a bungalow requiring little or no further expenditure in the near future are advised an early viewing.

The accommodation comprises Upvc double glazed entrance door and matching side screen opening to the –

ENTRANCE LOBBY Ceramic flooring. Coat rack. Coved and artexed ceiling. Double glazed window. Decorative Georgian style glazed door and matching side screen opening to the –

RECEPTION HALL Radiator. Telephone point. Security system. 2 pendant light points. Decorative archway. Access by foldaway loft ladder to the insulated roof space, fitted with electric light and part boarded. Door to garage.

CLOAKROOM

With white suite comprising low level close coupled Wc and pedestal wash hand basin, hot and cold, tiling to the rear. Radiator. Mirror. Extractor unit. Recessed ceiling spotlight. Window, fitted with Venetian style blind.

From the hall four steps down to the lower hall with Georgian style glazed door opening to the –

LOUNGE

About 18', 5.48m x 13', 3.95m. Featuring living flame, coal effect gas fire with Purbeck stone polished hearth. Coved ceiling. Pendant light point. Telephone point. Tv aerial point. 2 radiators. Double aspect double glazed windows, large bow window with deep display sill, fitted with roller blind, permitting extensive views Southerly over adjacent property to distant hills and woodland.



DINING ROOM

About 12' 10", 4m x 10', 3.08m. Polished Pine flooring. Pendant light point. Radiator. Double folding doors to storage cupboard with shelving. Pair of double glazed Upvc casement doors and matching side screen opening to the –

CONSERVATORY

About 17' 10", 5.45m max x 11' 10", 3.62m. Constructed some 4 years ago with dwarf walling and Upvc double glazed units on two sides with non reflective polycarbonate roof. Fitted roller blinds. Pair of Upvc double glazed casement doors opening to the garden. Ceramic tiled floor on insulated flooring. 2 radiators. 2 wall light points. Enjoying views to the rear garden, over adjacent properties to the distant hills and farmland.



KITCHEN/ BREAKFAST ROOM

About 8' 10", 2.7m x 9' 9", 3m. Well fitted with attractive Beech effect units with roll edge laminated work surface. Inset 4 burner gas hob unit with stainless steel extractor over, built under electric oven. Inset stainless steel sink, hot and cold mixer tap, drawers and cupboard under. Plumbed in washing machine. Tiled surround to work surface, matching breakfast bar with drawers and cupboards and 2 stools. Radiator. 3 adjustable ceiling spotlights. Window with tiled sill. Access to the –

UTILITY AREA

About 14' 2", 4.32m x 2' 6", 0.77m. Dwarf wall and Upvc double glazed construction. Ceramic flooring. Electric power and light. Cold water tap. Door to the rear garden. Nb: the door from the kitchen can be replaced, if required.

From the main reception hall continuing past the cloakroom is the double folding doors to storage cupboard with hanging rail and shelving, radiator. Pendant light point. Radiator. Window.

MASTER BEDROOM About 13' 3", 4.05m x 10', 3.07m. Telephone point. Pendant light point. Security alarm. Radiator. Polished Pine flooring. Double glazed Upvc casement door and matching side panels opening onto the decking and giving extensive views over adjacent properties, local farmland and distant hills.



BEDROOM 2

About 10', 3.03m x 9', 2.76m. Polished Pine flooring. Radiator. Pendant light point. Window with views into the conservatory.

SHOWER ROOM

Spacious and fitted with tiled corner shower cubicle with glazed front and thermostatic shower control. Vanity unit with basin, hot and cold, tiling to top. Low level close coupled Wc. Radiator. Matching chrome towel rails and vanity shelf. Extractor unit. Window with tiled sill, fitted with venetian blind.

OUTSIDE

Concrete driveway with parking leading to the attached GARAGE about 17', 5.17m x 8', 2.46m. Fitted with up and over electrically operated door. Strip light. Power points. Gas fired boiler for domestic hot water and central heating. Storage shelving. The front garden comprises an easily maintained area with paving and gravelled surround, enjoying a Southerly aspect. Concrete path and side door leads to the rear garden. Again arranged for easy maintenance with grass area and shingled borders. Decking about 10' 6", 3.3m x 12', 3.7m.



Electric security sockets. Outside light. Metal storage shed. The garden is bounded by timber panelled fencing and enjoying superb open aspect commanding far reaching rural views.

SERVICES

All mains services connected. Gas fired central heating. Sealed unit double glazing. Security system installed. Telephone subject to BT regulations.

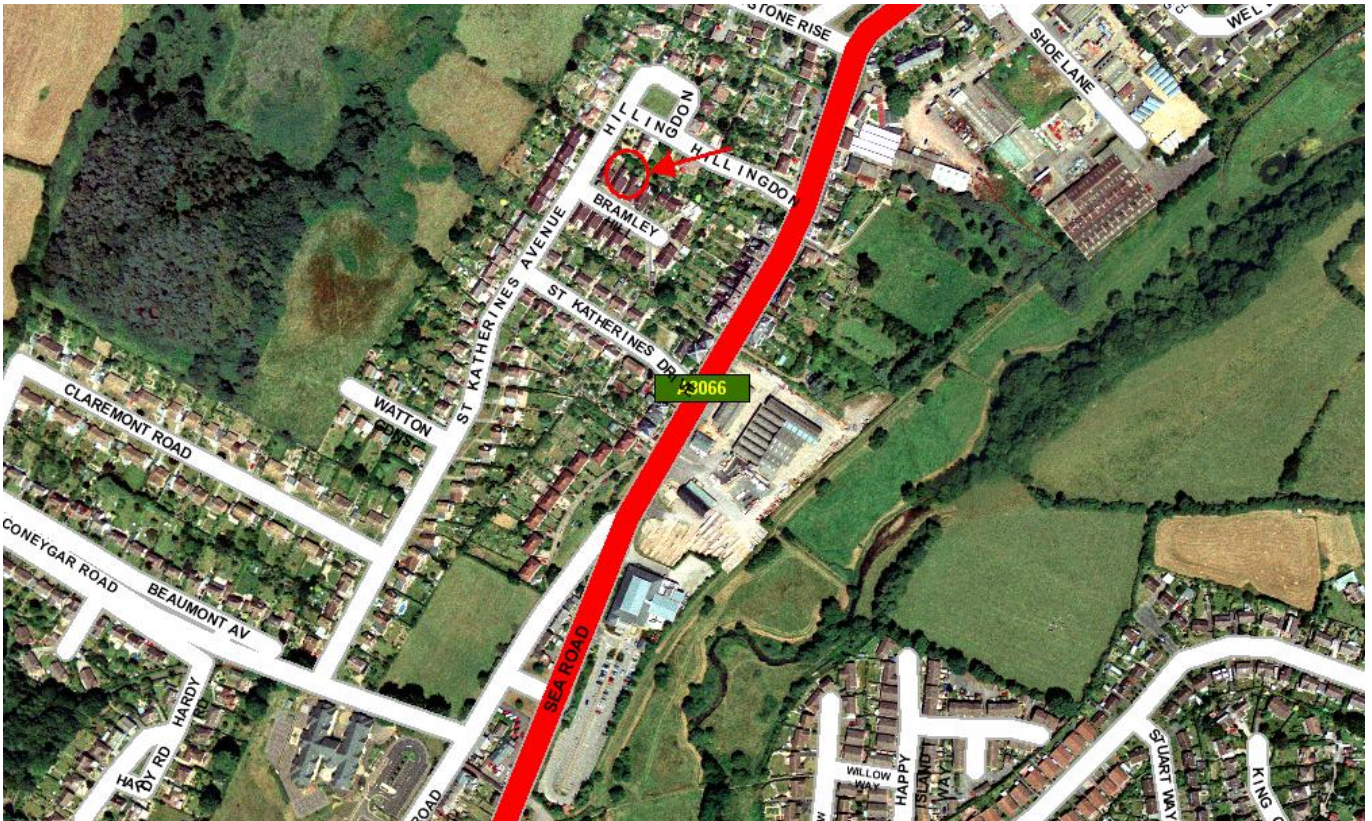
OUTGOINGS

Local Council Tax Band – E

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.



Energy Efficiency Rating

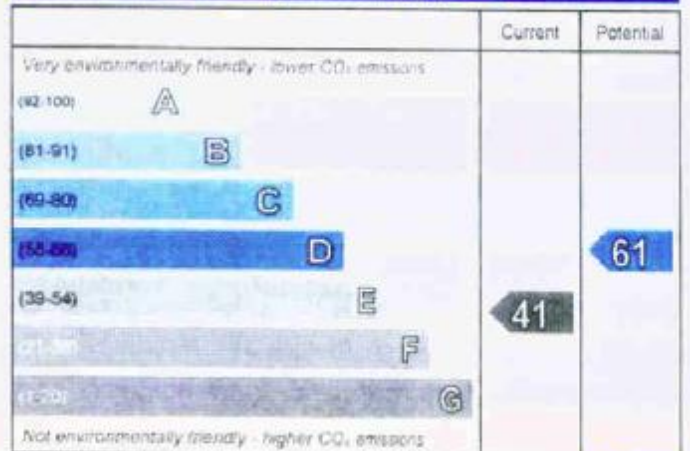


England & Wales

EU Directive
2002/91/EC



Environmental Impact Rating (CO₂)



England & Wales

EU Directive
2002/91/EC

