



HOLLOWAY



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2 BRYDIAN MEWS, WEST STREET, BRIDPORT, DORSET, DT6 3GY.

£175,000 LEASEHOLD

- * MASTER BEDROOM
- * LUXURY BATHROOM
- * LARGE LIVING ROOM
- * DOUBLE GLAZING
- * EN-SUITE SHOWER ROOM
- * ENTRANCE HALL
- * KITCHEN
- * PARKING
- * 2 FURTHER BEDROOMS
- * CLOAKROOM
- * GAS FIRED C. H.

An almost new purpose built, spacious maisonette at market town centre, offering superior conveniently arranged accommodation.

The property comprises a first and second floor maisonette, of about 600 sq ft or 56 m2, recently constructed to a high standard, having brick elevations under a slate roof with modern double glazed sash windows and quality fittings to bathroom and kitchen areas. Decorations are good throughout and flooring is fitted.

The property is situated at the centre of the coastal market town of Bridport with easy access to local shopping areas and coastal facilities available at West Bay, some 1 ½ miles distant. Those persons seeking easily managed, yet spacious accommodation, with car parking, close to all facilities, are advised an early viewing.

The accommodation comprises panelled entrance door opening to the –

ENTRANCE HALLWAY Electricity fuses box. Stairs, with handrail, rising to the –

FIRST FLOOR LANDING Double radiator. 2 smoke detectors. 2 pendant light points. Programmer for central heating control. Door to cupboard containing gas control valve. Door to under stair storage cupboard. Door to the –

CLOAKROOM With white low level close coupled suite. Pedestal wash hand basin, hot and cold. Radiator. Extractor unit.

LIVING ROOM About 19' 6", 6m max x 19' 2", 5.8m max being slightly L shaped. Double radiator. 3 pendant light points. Tv aerial point. Telephone point. Double aspect, double glazed windows giving views to adjacent property and the street scene.

KITCHEN About 14' 9", 4.5m x 7' 4", 2.24m. Well fitted with attractive Beech effect modern units with roll edged laminated work surface. Inset 1 ½ bowl stainless steel sinks, hot and cold mixer tap, drawers and cupboards under. Range of high level cupboards. Decorative tiling to the rear. Inset 4 burner Gas hob unit with built under double electric oven. Cooker filter hood. Plumbing for automatic washing machine. Space for dishwasher. Space for refrigerator/freezer. Range of storage shelving. 6 recessed ceiling spotlights. Vinyl flooring. Radiator. Cupboard containing the gas fired boiler for domestic hot water and central heating. Double glazed window unit, giving views to adjacent property and the street scene.



STUDY/BEDROOM 3 About 8', 2.43m x 14' 9", 4.5m max into door recess. Radiator. Pendant light point. Telephone point. Double glazed window unit, with roller blind, giving views to adjacent property, street scene and distant farmland.

From the landing easy rising staircase, with handrail, to the –

SECOND FLOOR LANDING Window. Access to the insulated roof space. Door to storage cupboard. 2 pendant light points. Smoke detector.

MASTER BEDROOM About 11', 3.37m x 12' 9", 3.9m plus small recess with window. Radiator. Pendant light point. Tv aerial point. Telephone point. Double aspect windows with views to the street scene, distant farmland and adjacent property. Door to the –

EN SUITE SHOWER ROOM With white suite comprising corner tiled shower cubicle with glazed doors. Thermostatically controlled shower unit. Pedestal wash hand basin, hot and cold, tiling to the rear. Low level close coupled Wc. Recessed ceiling spotlight. Radiator. Extractor unit. Electric shaver point.



BEDROOM 2 About 12' 3", 3.75m x 12' 9", 3.9m. Tv aerial point. Telephone point. Radiator. Pendant light point. Small velux window. 2 double glazed windows, fitted with roller blinds, giving views to adjacent property, Bridport town and distant hillside.

BATHROOM Spacious and fitted with white suite comprising panelled bath, hot and cold mixer tap. Cp hand grips. Pedestal wash hand basin, hot and cold. Low level close coupled Wc. Radiator. Half height tiling to walls. 3 recessed ceiling spotlights. Extractor unit.

OUTSIDE Dustbin storage area. Parking for one car.

SERVICES All main services connected. Gas fired central heating. Double glazing. Telephone subject to BT regulations.

TENURE The property is sold with the benefit of the remainder of the 125 years lease, approximately 123 years remaining.

OUTGOINGS 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.



2 Brydian Mews

For identification only - Not to scale
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