



HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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30 ARROWFIELD, BRIDPORT, DORSET, DT6 5HL.

£127,000 LEASEHOLD

- * 2 BEDROOMS
- * RECEPTION HALL
- * GAS FIRED CENTRAL HEATING
- * CAR PARKING
- * BATHROOM
- * LIVING ROOM
- * DOUBLE GLAZING
- * VIEWS
- * COMMUNAL HALL
- * KITCHEN
- * COMMUNAL GARDENS

A well presented first floor ex-local authority apartment in a popular residential area convenient for local store, junior/primary school and leisure centre. Located a quarter mile from Bridport market town centre.

The property comprises a first floor apartment in modern ex-local authority block. Presented with excellent decorations. Recently installed upvc double glazed window units and gas fired central heating. All rooms are of good proportion and should be inspected to be fully appreciated. Vendors are moving to accommodate their young family.

The accommodation comprises communal entrance with stairway leading to the -

FIRST FLOOR LANDING Door opening to the -

RECEPTION HALL Radiator. 2 pendant light points. Laminated flooring. Door to linen cupboard with heater element and slatted shelving. Door to walk in storage cupboard, very spacious with shelving, electric light and Gas fired boiler for domestic hot water and central heating. Access to the insulated roof space. Door to the -

LIVING ROOM About 14' 10", 4.52m x 15', 4.55m into bay. Double radiator. 4 adjustable ceiling spotlights. Tv aerial point. Telephone point. V style bay window, fitted with secondary Upvc double glazed units and allowing extensive views over adjacent property, Bridport town, hills and farmland beyond.



KITCHEN About 10' 9", 3.3m x 8', 2.44m. Well fitted with modern units with roll edge laminated work surface, drawers and cupboards under. Inset 1 ½ bowl acrylic sinks with mixer tap. Tiled surround to work surface. Light Oak fronted wall mounted units with cooker filter hood. Inset 4 burner gas hob unit with built under electric oven. Plumbing for washing machine. Laminated flooring. 3 inset ceiling spotlights. Double glazed Upvc window with tiled sill, giving views onto adjacent properties.

BEDROOM 1 About 15' 10", 4.84m x 9' 8", 3m. Pendant light point. Double radiator. Double glazed Upvc window, giving views to adjacent property, over Bridport town to distant hills and farmland.



BEDROOM 2 About 11', 3.3m x 7', 2.1m. Radiator. Pendant light point. Double glazed Upvc window, giving views to adjacent property.

BATHROOM Fully tiled. Laminated flooring. Fitted with Champagne coloured suite comprising panelled bath, hot and cold with Aquatronic over bath electric shower unit. Radiator. Pedestal wash hand basin, hot and cold. Low level close coupled Wc. Electric shaver light and point. Upvc double glazed window, with tiled sill.

OUTSIDE Dustbin storage area. Communal drying area. Ample communal car parking on site.

OUTGOINGS Local Council Tax Band - A. Maintenance charge to Magna currently about £150.00 per quarter to include insurance of the building and upkeep of the communal grounds.

TENURE The remainder of the 125 year lease, approximately 118 years remaining.

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.

