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5 RIDGEWAY, BRADPOLE, BRIDPORT, DORSET DT6 3ED
£295,000 FREEHOLD

- * 3 BEDROOMS
- * BATHROOM
- * SEPARATE WC
- * ENTRANCE LOBBY
- * RECEPTION HALL
- * SITTING ROOM
- * DINING ROOM
- * KITCH/BREAKFAST ROOM
- * CONSERVATORY/SUNROOM
- * REAR LOBBY WITH WC
- * GAS FIRED CENTRAL HEATING
- * DOUBLE GLAZING
- * GARDENS
- * GARAGE
- * GREENHOUSE
- * GARDEN STORE
- * PARKING
- * VIEWS

A mature spacious detached family house, with 3 double bedrooms, just decorated and with new carpets and curtains on market town outskirts convenient to local schools.

The property comprises a detached house constructed Circa 1950's having rendered and colour washed elevations under a tiled roof. Updating has taken place over the years with the installation of gas fired central heating, sealed unit double glazing, cavity filled insulation, recently decorated and with new kitchen fittings etc. The property features a good-sized South facing rear garden, garage and additional parking and enjoys proximity to the local comprehensive school with Junior/Primary School and Co-op superstore close to hand.

Bridport market town with its full range of shopping facilities, banking and commercial interest is about 1 mile distant. Coastal facilities are available at West Bay some 2 ½ miles distant. Those persons seeking a spacious family property are advised an early viewing.

The accommodation comprises UPVC decorative glazed entrance door to the –

ENTRANCE LOBBY Attractive timber and decorative glazed panelled entrance door to the –

DOUBLE GLAZED WINDOW UNIT. DOOR TO THE

SITTING ROOM About 15' 5" or 4.72m by 12' or 3.7m into alcove. Tiled fireplace and hearth. Picture rail. Pendant light point. Tv aerial point. Double radiator. Replacement double glazed picture window unit with views Southerly to the garden, adjacent property and farmland.



DINING ROOM About 12' 7" or 3.85m by 12' 9" or 3.88m plus door recess. Radiator. Serving hatch to kitchen. Picture rail. Pendant light point. Tiled fireplace and hearth. Casement door with matching side panels opening to the –

CONSERVATORY About 12' 5" or 3.81m by 8' or 2.43m. Timber and glazed construction on dwarf walling. Electric power. Radiator. Pair of casement doors opening to the garden and giving Southerly views to the garden and local farmland.



KITCHEN About 14' or 4.34m by 10' 10" or 3.3m slightly L-shaped and fitted with new units comprising inset stainless steel sink, hot and cold, with drawers and cupboards under. Wood effect laminated work surface, tiling to the rear. Plumbing for washing machine, dishwasher. Gas cooker point. Further roll edge matching laminated work surface with drawers and cupboard under, tiling to the rear, 3 high level cupboards over. Third matching work surface with drawers and cupboards under. Serving hatch. Vinyl flooring. Gas fired boiler for domestic hot water and central heating, with programmer. Electricity meter and fuses. Radiator. Two banks of four adjustable ceiling spotlights. Door to larder with shelving and window. Double aspect double glazed window units, with tiled sill, giving views to adjacent property and frontage. Decorative glazed panelled door to –

REAR LOBBY Access to –

WC With low level suite. Half decorative glaze door to the garden and trades entrance.

From the Reception Hall stair case with hand rail rises to the –

FIRST FLOOR LANDING Replacement double glazed window unit. Access to the insulated roof space. Telephone point. Door to the Linen cupboard containing pre-lagged hot water cylinder fitted with Immersion heater and slatted shelving.

split door. Pendant light point. Two sets of double doors to wardrobe cupboards with storage compartments over.
Radiator. Replacement double glazed picture window unit giving extensive Southerly views over the adjacent properties, local farmland and distant hills.

BEDROOM TWO About 13' or 3.96m max by 12' 5" or 3.8m. Radiator. Pendant light point. Replacement picture double glazed window unit giving views as Bedroom one.

BEDROOM THREE About 10' 8" or 3.25m by 10' 8" or 3.25m. Radiator. Replacement window unit with views to the frontage. Door to the wardrobe cupboard with hanging rail and storage locker over.

BATHROOM With white suite. Panel bath, hot and cold mixer tap with shower attachment. Separate Mira thermostatically controlled shower unit. Glazed shower screen with full height tiling to the bath surround remainder half tiling to walls. Wash hand basin, hot and cold. Cp radiator/towel rail. Window with tiled sill and fitted with double glazed replacement unit.

SEPARATE WC With low level suite. Replacement double glazed window unit.

OUTSIDE The front garden comprises two easily maintained lawn areas with herbaceous borders and pedestrian access gate to Ridgeway. Concrete pathway leads to the side of the property to the back garden, which comprises a large coloured paved patio, two shaped lawn areas. Herbaceous borders. Mature shrubs. Alloy greenhouse. Timber garden store shed about 8' or 2.26m by 4' 6" or 1.4m. Wrought iron rear pedestrian access gate gives access to parking area for two vehicles and the –



DETACHED GARAGE About 16' 8" or 5m by 8' 8" or 2.65m. Fitted with electric power and light. Up and over door. Window. Personnel door to garden.

SERVICES All main services connected. Gas fired central heating. Sealed unit double-glazing. Telephone subject to BT regulations. Cavity wall insulation.

OUTGOINGS Local Council Tax Band – D

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.



