



HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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35 LODERS, BRIDPORT, DORSET, DT6 3SA.

£250,000 FREEHOLD

- * 3 BEDROOMS
- * SITTING ROOM
- * UTILITY AREA
- * GARDEN
- * SHOWER ROOM
- * DINING ROOM
- * DOUBLE GLAZING
- * GARDEN STORE
- * RECEPTION HALL
- * KITCHEN
- * CENTRAL HEATING
- * VIEWS

A stone and slate mid terraced character cottage extended and updated offering surprisingly spacious accommodation at sought after village centre.

The property comprises a mid terraced cottage having stone elevations to the frontage and a slate roof with rendered and colour washed elevations to the rear two storey extension. Replacement double glazed doors and windows are fitted. Central heating is by multi fuel stove in the sitting room. Whilst the property has undergone extension and updating, it is now considered time for minor improvements to be undertaken i.e redecoration etc.

The property is located adjacent to the village street and to the rear is an easily managed garden area with superb westerly views to local farmland and wooded hillside. The village has inn, primary/junior school and a most active village community. The market town of Bridport is some two miles distant and coastal facilities are available at Burton Bradstock or West Bay, some three miles distant.

Those persons seeking a rural character cottage willing to undertake minor improvements are advised and early viewing.

The accommodation comprises upvc decorative glazed entrance door to the

RECEPTION HALL

to –

Radiator. Smoke detector. Cupboard containing electricity meter and fuses. Door

SITTING ROOM

About 13'9", 4.2m x 13'2", 4.03m. Feature reconstituted stone fire place and hearth containing modern multi fuelled stove, also for central heating and domestic hot water. T.v aerial point. Telephone point. Exposed ceiling timbers. Three wall light points. Double glazed upvc window unit giving views to adjacent property and the street scene. Georgian style decorative glazed door opening to the



DINING ROOM

About 13'10", 4.23m x 10'2", 3.1m. Radiator. Door to under stairs storage cupboard. Three adjustable ceiling spotlights. Large double glazed replacement window unit giving views to the rear garden, adjacent gardens, local farm land and wooded hillside. Decorative archway giving access to the

KITCHEN

About 10'8", 3.25m x 8'3", 2.5m. Well fitted with pine units with marble effect laminated work surface with 1 ½ bowls acrylic sinks, hot and cold mixer tap. Drawer and cupboards under. Built in four ring electric halogen hob unit with built under electric oven. Plumbing for washing machine. Tiled surround to work surface. Extensive range of high level cupboards with under lighting. Five recessed low voltage ceiling spot lights. Space for refrigerator. Window with tiled sill giving views through the Lobby/Utility area to the garden and wooded hillside. Upvc double glazed door giving access into the rear



LOBBY/UTILITY AREA

Of upvc construction with double glazed door giving access to the garden.

From the reception hall cottage style staircase with handrail rises to the first floor LANDING

BEDROOM 1

About 13'3", 4.04m x 9'8", 3m. Radiator. Pendant light point. T.v aerial point. Double glazed replacement window unit giving views to the street scene and local properties and woodland.

BEDROOM 2

About 10'6", 3.2m x 10', 3.06m. Radiator. Pendant light point. Tv aerial point. Replacement double glazed window unit giving extensive views over the rear gardens, adjacent properties, local farm land and wooded hillside.

BEDROOM 3

About 10', 3.06m (max) x 7'2", 2.2m. Pendant light point. Radiator. Replacement window giving views over adjacent property and street scene. Access to the insulated LOFT SPACE.



SHOWER ROOM/W.C

Spacious and fitted with corner tiled shower cubicle with thermostatic control and glazed front. Pedestal wash hand basin, hot and cold. Low level close coupled w.c. Radiator. Door to the airing cupboard containing pre-lagged hot water cylinder, fitted with immersion heater and slatted shelving. Replacement double glazed window unit.

OUTSIDE

The rear garden comprises large paved area plus productive vegetable patch. Outside light. Outside security lights. Timber garden STORE SHED, about 10'2", 3.1m x 7'10", 2.4m. fitted with electric light, board floor, electric power. Window and double door. The garden bounded by timber panelled fencing enjoying a sunny open southerly aspect. N.B There is right of way for pedestrian access.



SERVICES

Mains water, electricity and drainage. Sealed unit double glazing. Solid fuel central heating. Telephone subject to B.T regulations.

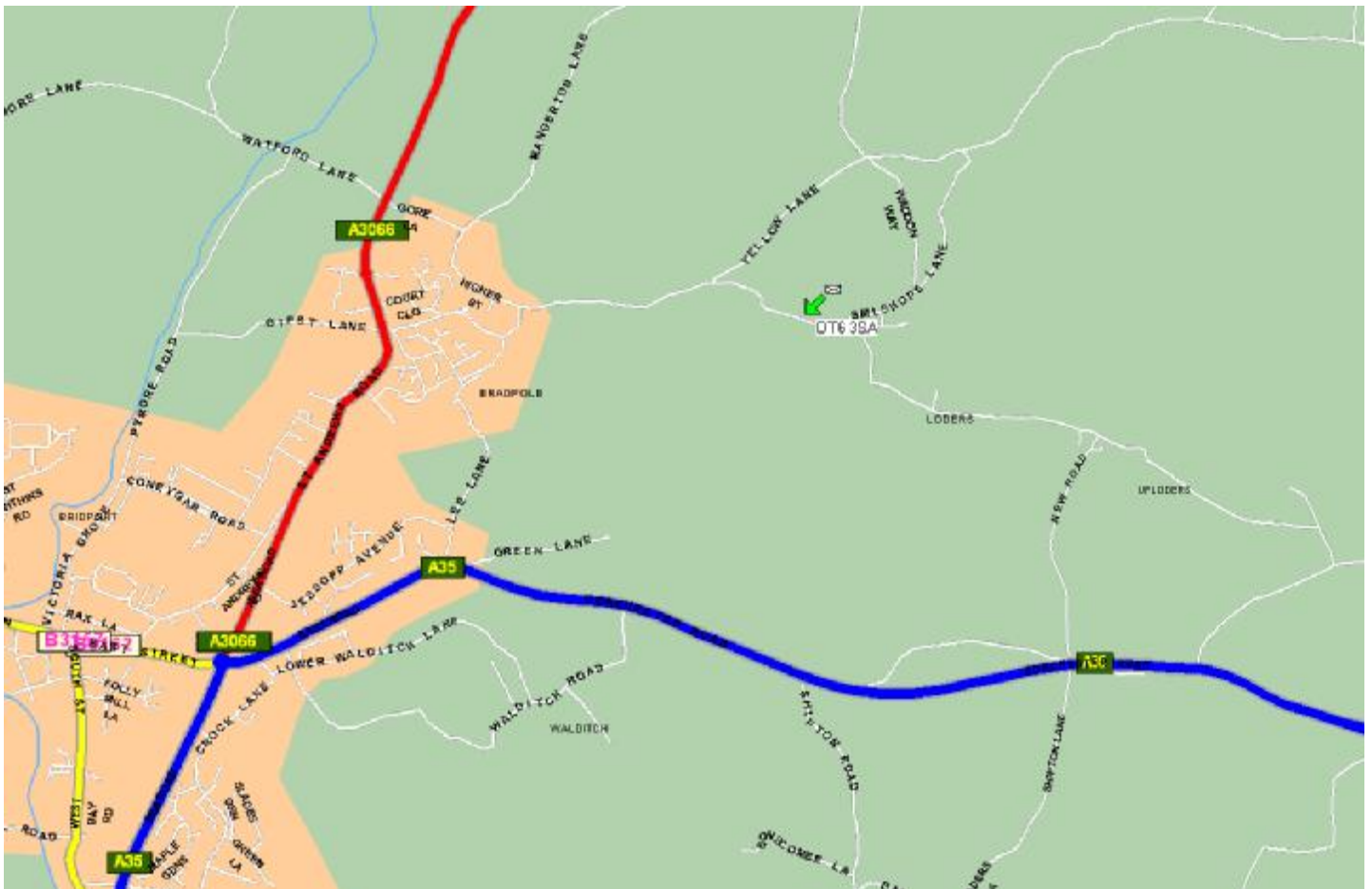
OUTGOINGS

Council Tax Band - C.


VIEWINGS

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	52	59
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	49	54
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	