



# HOLLOWAY



ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL



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**10 HOMEBREDY HOUSE, EAST STREET, BRIDPORT, DORSET, DT6 3NL.**

**£93,000 FOR THE REMAINDER OF THE LONG LEASE**

- |                 |                       |                        |
|-----------------|-----------------------|------------------------|
| * COMMUNAL HALL | * LIFT AND STAIRS     | * ENTRANCE HALL        |
| * LIVING ROOM   | * KITCHEN             | * BEDROOM              |
| * BATHROOM      | * COMMUNITY AMENITIES | * PARKING AS AVAILABLE |

A modern, purpose built, 1<sup>st</sup> floor flat, enjoying a Southerly aspect, with views, in a sheltered housing complex, just off market town centre.

The accommodation is one of several in a sheltered housing complex, situated just off the centre of the market town of Bridport. Operated by the Peveral Management Services, specialising in sheltered developments for the retired over 60s. The facilities and amenities are superb with a security entrance phone system to the communal hallway, a residents lounge, laundry room, guest suite/visitors room, a lift and use of the communal gardens. There is also a resident manager. Each flat is equipped with intercom telephone and complies with full fire regulations.

The building was constructed in accordance with The National House Building Council requirements. The management and maintenance charge includes the services of the manager, buildings insurance, heating and lighting to the communal areas, cleaning of the external windows and common parts and maintenance of the gardens, provision of lift and security phone intercom and alarm system and repairs to the common room, halls etc. Guest suite and laundry room etc are available. Those persons seeking a pleasant, spacious South facing, easily managed apartment, close to all amenities of a market town, are advised an early viewing.

The accommodation comprises communal entrance hallway with stairs and lift rising to the –

**FIRST FLOOR** Entrance door to the –

**RECEPTION HALL** Door to storage cupboard containing electricity meter and fuses, also pre-lagged hot water cylinder, fitted with immersion heater and cold water storage tank. Telephone point. Door to the –

### LIVING ROOM

About 15' 6", 4.73m x 11' 3", 3.43m. Coved and artexed ceiling. 2 wall light points. Tv aerial point. Slimline night storage heater. Telephone entry system, also alarm pull. Double glazed window unit, with tiled sill, giving views Southerly over adjacent properties to the town outskirts and distant hills. Archway to the –



### KITCHEN AREA

About 7' 5", 2.25m x 5' 5", 1.65m. Fitted with units comprising roll edge laminated work surfaces with inset stainless steel sink unit, hot and cold. Full height tiling to walls. Electric cooker panel. 3 eye level cupboards. Strip light. Over sink light. Extractor unit. Replacement double glazed window, with tiled sill.

### BEDROOM

About 12', 3.69m x 8' 4", 2.55m plus pair of folding doors to the wardrobe cupboard with shelf and hanging rail. Wall mounted electric storage heater. 2 wall light points. Coved and artexed ceiling. Double glazed window unit, with tiled sill, giving views Southerly over adjacent properties to town outskirts and distant hills.



### BATHROOM

Fully tiled and fitted with champagne coloured suite comprising vanity basin, hot and cold, walk in bath with shower attachment. Low level close coupled Wc. Fan assisted, wall mounted, electric heater. Strip light. Extractor unit. Coved ceiling.



LAUNDRY ROOM



RESIDENTS LOUNGE

### OUTSIDE

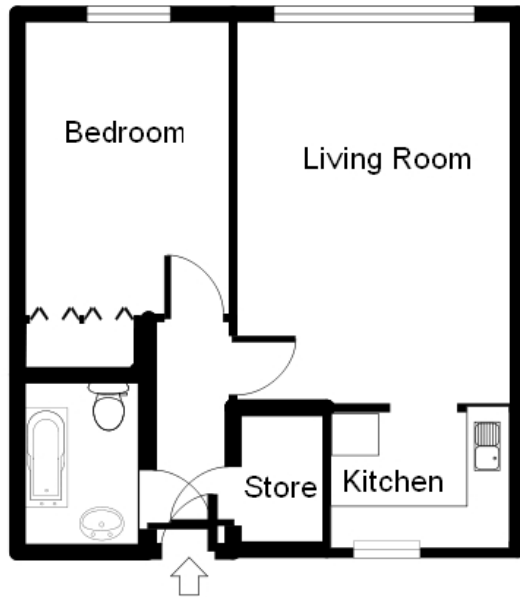
Car parking, as available.

### OUTGOINGS

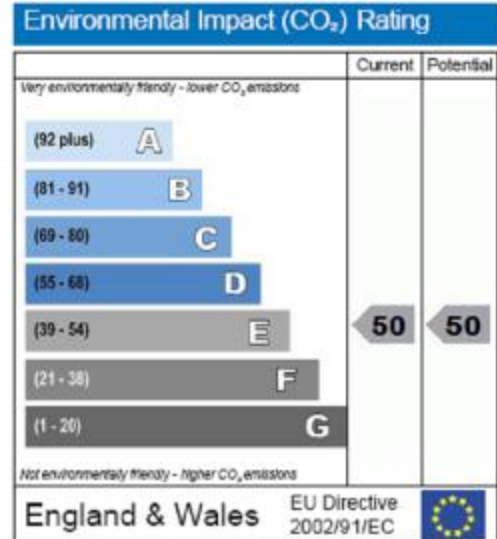
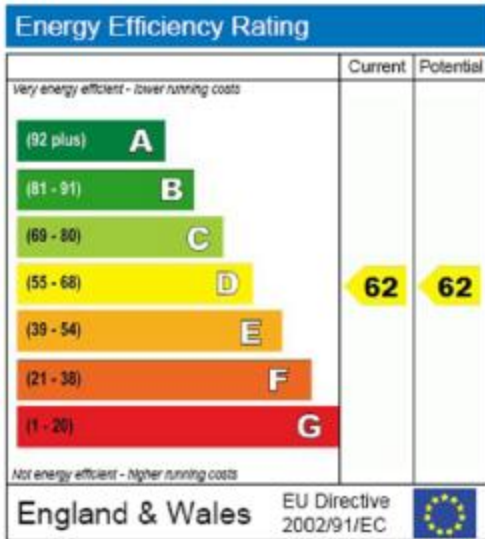
Local Council Tax Band – B. Maintenance charge currently approximately £2,124.20 per annum to include insurance, communal maintenance, communal services, manager and water. Ground rent £400.00 per annum.

### VIEWING

Strictly by appointment with Holloway Estate Agent.



10 Homebredy House  
 For identification only - Not to scale  
 (c) Holloway Estate Agents



The statements in these particulars as to the property are not to be relied on as statements of representations of fact.