

HOLLOWAY



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2 HOPE COTTAGES, CHIDEOCK, BRIDPORT, DORSET, DT6 6JJ.

£167,000 FREEHOLD

- * 2 BEDROOMS
- * BATHROOM
- * LIVING ROOM
- * KITCHEN
- * GAS FIRED C. H.
- * DOUBLE GLAZING
- * GARDEN

A well presented mid terraced character cottage, in sought after West Dorset Jurassic coastal village, currently second home/holiday use with nearby public car park.

The property comprises a mid terraced stone and slate character cottage benefiting from recent updating including attractive kitchen, modern bathroom fittings, gas fired central heating, replacement double glazed windows retaining an open fire and easily maintained gardens to the rear. Decorations are excellent throughout.

The property is situated in the coastal village of Chideock which straddles the A35 being about a mile from the beach at Sea Town and with easy access on to the Jurassic coast. Nearby is a village shop catering for daily requirements, Inns and public transport links to the nearby towns of Bridport and Lyme Regis. Those persons seeking an easily managed South Coast cottage for permanent or indeed occasional use are advised an early viewing.

The accommodation comprises Upvc entrance door with decorative Bullion pane opening to the –

LIVING ROOM About 18' 3", 5.57m max x 11', 3.35m. Character room with exposed ceiling timbers. Open brick fireplace with stone hearth. 2 wall light points. Door to under stair storage cupboard. 2 radiators. Telephone point. Tv aerial point. Cupboard containing the electricity meter and fuses. Replacement double glazed Upvc window unit, fitted with roller blind, giving views to the street scene and adjacent property. Georgian style glazed door with bullion panes, opening to the –



KITCHEN/BREAKFAST ROOM

About 9' 7", 3m x 10', 3.06m. Well fitted with attractive shaker style units with laminated work surface. Inset 1 1/2 bowl ceramic sinks, hot and cold mixer tap. Inset 4 ring halogen hob unit with built under electric oven. Plumbing for washing machine. Tiled surround to work surface. Extensive range of high level cupboards. Built in cooker hood. Ceramic tiled flooring. 3 adjustable ceiling spotlights. Radiator. Wall mounted combi style boiler for gas fired central heating and hot water. Georgian style door giving access and views to the rear garden. Double glazed replacement window unit giving views on to the rear patio and garden.



From the living room staircase rises to the –

1ST FLOOR LANDING

Access to the insulated roof space by fold away loft ladder.

BEDROOM 1

About 10' 5", 3.17m x 11' 3", 3.4m. Door to over stair locker with hanging rail. Radiator. Pendant light point. Dado rail. Replacement double glazed window unit, giving views over the street and adjacent property to farmland.

BEDROOM 2

About 9' 4", 2.85m x 4' 9", 1.5m. Louvre door to wardrobe cupboard with hanging rail. Radiator. Pendant light point. Replacement Upvc window unit with roller blind, giving views to adjacent property.

BATHROOM

Fitted with white suite comprising panelled bath, hot and cold, Cp handgrips. Thermostatic shower control. Shower side screen and tiled shower corner. Remaining walls half tiled. Low level close coupled Wc. Wash hand basin, hot and cold. Ladder style modern radiator. Light point. Replacement window unit, fitted with roller blind.



OUTSIDE

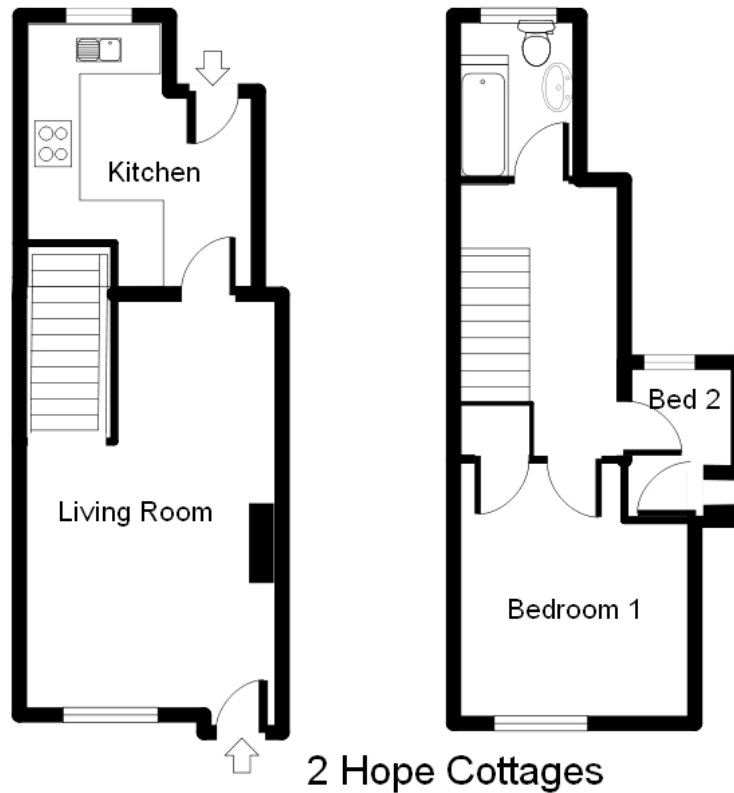
An easily managed border to the front, with mature shrubs. The rear garden comprises crazy paved patio on two levels, lawned area beyond with herbaceous border and Ash Tree, bounded by timber panel fencing, enjoying a pleasant aspect.

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

OUTGOINGS Local Council Tax Band – B

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.



For identification only - Not to scale
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D		69	74	(55-68) D	63	68	
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

