

HOLLOWAY



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35 SOUTH STREET BRIDPORT DORSET DT6 3NY



www.e-holloway.co.uk

TEL: (01308) 422121

E-mail: sales@e-holloway.co.uk



11 FOLLY MILL LODGE, SOUTH STREET, BRIDPORT, DORSET, DT6 3QT

£165,000 FOR THE REMAINDER OF THE 125 YEARS LEASE

- | | | |
|----------------------|----------------|---|
| * 2 BEDROOMS | * BATHROOM | * RECEPTION HALL |
| * LIVING ROOM | * KITCHEN | * ELECTRIC HEATING |
| * DOUBLE GLAZING | * LAUNDRY ROOM | * COMMUNAL LOUNGE |
| * USE OF GUEST SUITE | * LIFT | * 24 HOUR CARE WITH
MANAGER SUPPORT SYSTEM |

A superb first floor luxury apartment at market town centre, being part of a development of 30 retirement apartments, purpose built for the over 55's.

The property comprises a three storey purpose built block, having attractive brick and stone elevations, all arranged for easy, convenient retirement living. Fitted with camera entry door system, easy turn lever taps, illuminated light switches, wide corridors, residents lounge, laundry amenities and carpets and curtains. This particular flat is offered in exceptional, almost immaculate condition, which must be viewed to be full appreciated.

Bridport is a vibrant market town with three supermarkets, multi national shops, Banks and Building societies, Arts Centre and Churches of most denominations. A street market is held on Wednesdays and Saturdays and there is a very active community. Coastal facilities are available at West Bay about 1 ½ miles distant, there being a Golf course, fishing piers, promenade and the usual attributes of a coastal holiday resort. Bridport straddles the A35 trunk road with local railway stations being at Axminster, Dorchester and Crewkerne. The whole area is considered as being one of outstanding natural beauty with access to the Jurassic Coast.

The accommodation comprises entrance foyer with stairs and lift to the –

FIRST FLOOR Panelled door opening to the –

RECEPTION HALL Slimline night storage heater. Dado rail. Coved and artexed ceiling. Smoke detector. Pendant light point. Georgian style glazed door opening to the –

LIVING ROOM About 16' 2", 5m max x 14' 5", 4.4m max being L shaped. Storage/convector heater. Coved and artexed ceiling. 2 pendant light points. Tv aerial point. Telephone point. Door to walk in storage cupboard containing the electric hot water boiler. Electricity meter and fuses. Slatted shelving. Bow window, double glazed with deep display shelf, giving a pleasant outlook over the residents small car park and the rear of town properties to distant woodland. Georgian style glazed door opening to the –



KITCHEN About 9', 2.74m x 5' 8", 1.73m. Well fitted with attractive modern units comprising roll edge laminated work surface. 4 ring inset electric hob. Built in high level electric oven. Inset stainless steel sink, hot and cold, range of drawers and cupboards under. Tiling to the rear. Cooker filter hood. Range of high level cupboards. Dimplex wall mounted, fan assisted heater. Door to built in refrigerator. Built under deep freeze. Coved and artexed ceiling. 2 adjustable ceiling spotlights. Double glazed window, fitted with roller blind and tiled sill, giving views as the living room.

BEDROOM 1 About 13' 5", 4.1m x 9' 10", 3m including mirror fronted sliding doors to wardrobe cupboard with shelf and hanging rail. Slimline night storage heater. Coved and artexed ceiling. Pendant light point. Telephone point. Double glazed window, giving views over the small residents car park and the rear of town properties to distant woodland, a peaceful view.



BEDROOM 2 About 9' 10", 3m x 8' 6", 2.61m. Wall mounted convector heater. Coved and artexed ceiling. Pendant light point. Views to the residents patio and rear of Folly Mill Lodge property.

BATHROOM Spacious and fitted with white suite comprising panelled bath, hot and cold. Thermostatically controlled shower. Vanity basin, hot and cold. Low level close coupled Wc. Extractor unit. Dimplex wall mounted fan assisted heater. Shower screen to bath and full height tiling to walls. Large mirror and electric shaver point. Coved and artexed ceiling. Extractor unit.

OUTSIDE Use of the communal grounds. Dustbin storage area.

OUTGOINGS Local Council Tax Band – D. Current annual maintenance charge £1,992.04. Annual Ground Rent £425.00.



TENURE The remainder of 125 years lease granted 1st April 2002.

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.



