

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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3 FOXGLOVE WAY, WEST BAY, BRIDPORT, DORSET, DT6 4SQ

£187,000 FREEHOLD

- | | | |
|---------------------|-----------------------|-----------------------------|
| * 2 BEDROOMS | * BATHROOM | * RECEPTION HALL |
| * SITTING ROOM | * KITCHEN/DINING ROOM | * GARDEN |
| * GARDEN STORE | * 2 PARKING PLACES | * GAS FIRED CENTRAL HEATING |
| * SEALED UNIT D. G. | | |

A modern, well presented semi-detached house in popular residential area, half a mile to beach, 1 ½ miles to market town.

The property comprises a semi-detached house having rendered elevations under a slate roof and constructed Circa 2001. The property is offered with excellent decorations and benefits from very attractive kitchen and bathroom fitments. To be viewed to be fully appreciated.

Meadowlands is a popular residential area about ½ a mile inland from the coastal village of West Bay with the usual attributes of a small coastal/holiday resort and with shops catering for daily requirements. The market town of Bridport is about 1 ½ miles distant with full range of amenities: Banks, Building societies, multi national shops, Arts Centre, schools and a very active community. Those persons seeking a well presented house requiring little or no further expenditure, either for personal occupation or as buy to let, are advised an early viewing.

The accommodation comprises Upvc decorative glazed entrance door to the –

RECEPTION HALL Radiator. Door to –

LIVING ROOM

About 13' 6", 4.13m x 13', 4m into understair recess. Timber fire surround with marble effect insert and gas fire point. Coved and artexed ceiling. Pendant light point. Radiator. Tv aerial point. Double glazed window with views to the frontage and adjacent property. Door to the –



KITCHEN/DINER

About 13', 4m x 9' 9", 3m. Coved and artexed ceiling. Dining area with 4 adjustable ceiling spotlights. Ceramic tiled flooring. Radiator. Half glazed Upvc double glazed door to the garden.

Access directly on to the kitchen with ceramic tiled flooring. Attractive Beech fronted units with roll edge laminated work surface. Inset 1 ½ bowl stainless steel sinks, hot and cold mixer tap. Inset four burner gas hob unit with built under electric oven. Cooker filter hood. Tiled surround to work surface. Strip light. Double glazed window unit, with tiled sill, fitted with venetian blind, giving views to the garden and adjacent properties.



From the reception hall staircase, with hand rail, rises to the first floor –

LANDING

Access to the insulated roof space.

BEDROOM 1

About 13', 4m including double doors to wardrobe cupboard x 9', 2.75m max. Radiator. Double doors to wardrobe cupboard with storage compartment over. Double glazed window unit with views to adjacent properties and distant hills.



BEDROOM 2

About 13', 4m x 7' 10", 2.4m including double doors to wardrobe cupboard with hanging rail and storage compartment over. Radiator. Door to cupboard containing the gas fired boiler for domestic hot water and central heating and slatted shelving. Double glazed window unit with views Southerlv to the rear and adjacent properties.

two independent thermostatically controlled shower units with dual shower control and glass surround. Pedestal wash hand basin, hot and cold. Low level close coupled Wc with tiling to the rear. Cp ladder style radiator. Electric shaver light and point. Extractor unit. Window, fitted with venetian blind and tiled sill.



OUTSIDE

To the front is a driveway leading to the rear car parking area for 2 cars. Pedestrian access gate to the rear garden, there being paved patio, easily managed lawn area and herbaceous border, timber garden store shed. Enjoying a pleasant Southerly aspect.

SERVICES

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

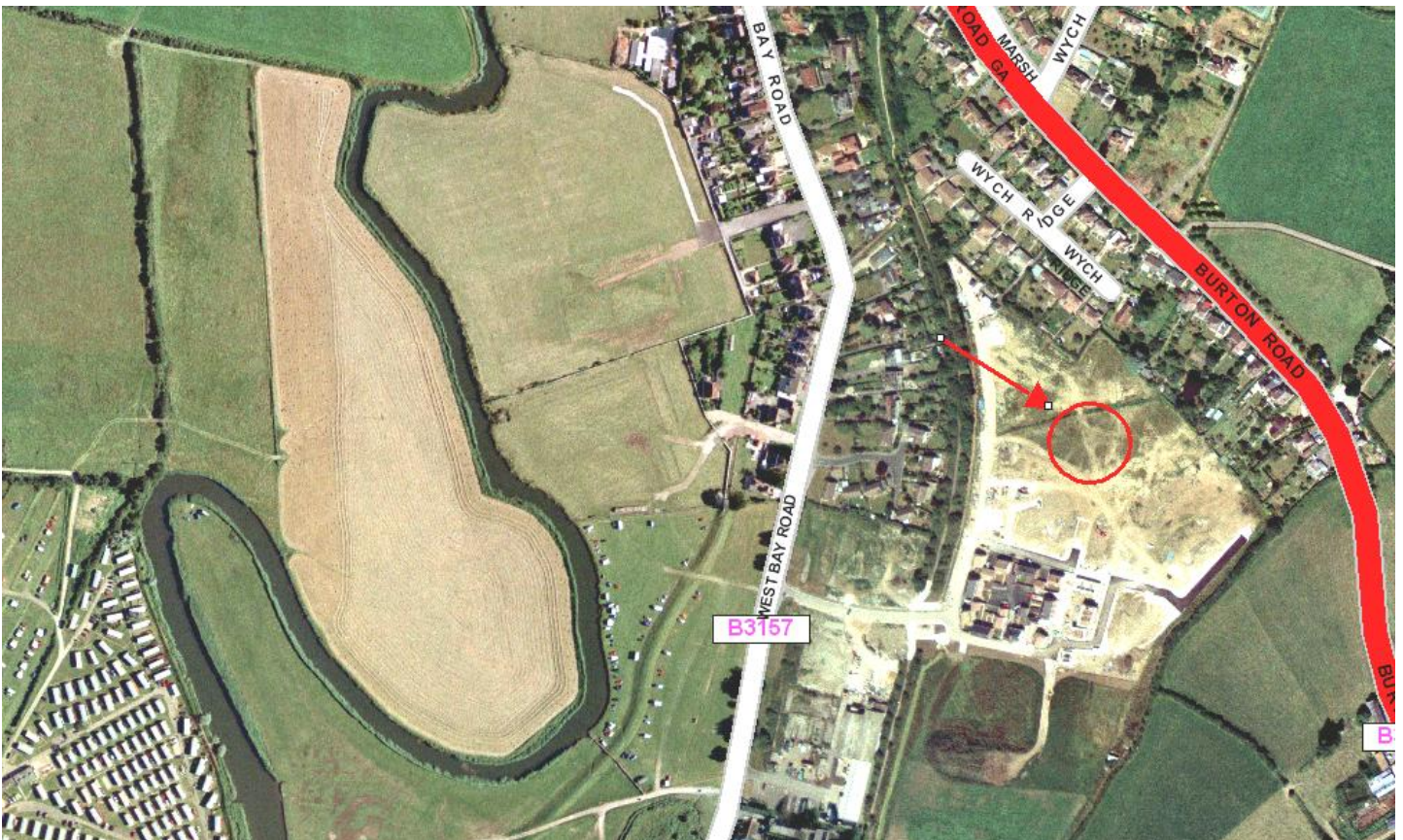
OUTGOINGS

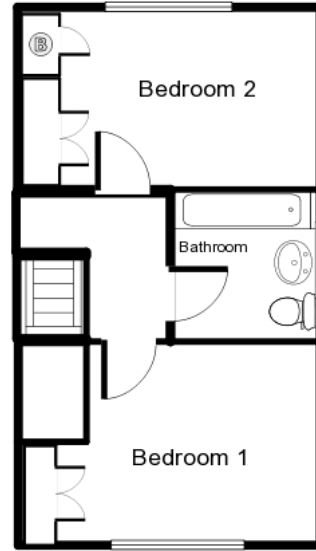
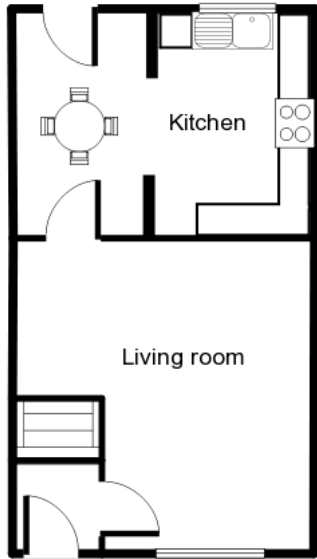
Local Council Tax Band – B

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.





3 Foxglove Way
 For identification only - Not to scale
 (c) Holloway Estate Agents

