

HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



www.e-holloway.co.uk

TEL: (01308) 422121

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



3 ACER AVENUE, BRADPOLE, BRIDPORT, DORSET , DT6 3HG

£210,000 FREEHOLD

- * 3 BEDROOMS
- * SITTING ROOM
- * GAS FIRED CENTRAL HEATING
- * GARDENS
- * BATHROOM
- * KITCHEN/BREAKFAST ROOM
- * DOUBLE GLAZING
- * RECEPTION LOBBY
- * INNER HALL
- * GARAGE

A semi detached bungalow occupying a level site in popular residential area in attractive west country village. A mile to market town and two and half miles to the coast.

The property comprises a semi-detached bungalow constructed circa 1970. Bedroom 3 has a casement door opening to the garden and is currently used as a Study/Dining Room. Decorations are good throughout but is recognised some updating may be necessary to the Kitchen and Bathroom area.

The village of Bradpole has a very active community with a Village Shop, Church, Primary/Junior and Comprehensive School all close to hand and the Co-op superstore nearby. Also a Village Inn, Public Transport is available to the market town of Bridport about a mile distance with its excellent range of shopping and commercial facilities with coastal facilities at West Bay being some two miles distant. Those persons seeking an easily managed bungalow on a level site and prepared to undertake some updating are advised an early viewing.

The accommodation comprises Upvc double glazed. Entrance door to the

RECEPTION LOBBY
Entrance Door to the –

With sealed unit double glazed panels on two sides. Georgian wired and double glazed

KITCHEN/BREAKFAST ROOM About 12'4" or 3.77m x 13' or 4m max plus recess with door to the cloaks cupboard with hanging rails. Kitchen area well fitted with units comprising stainless steel sink with hot and cold, cupboards under. Rolled edge laminated work surfaces with cupboards under and tiled surround. Expel air unit. Electric cooker panel. Wall mounted gas fired boiler for domestic hot water and central heating. Built in storage cupboard extending to ceiling height with six doors with hanging space and shelving. Fitted low-level work surface with cupboard under. Telephone point. Strip light. Two adjustable ceiling spotlights. Decorative double glazed door to the side entrance and access to garden. Large double glazed window unit fitted with roller blind and tiled sill-giving views to the village green and adjacent properties. Door to the –



SITTING ROOM About 17' or 5.2m x 13' or 4m. Radiator with glazed shelf over. Two adjustable wall lights. Pendant light point. Coved and artexed ceiling. TV aerial point Large double glazed replacement picture window fitted with roller blind and giving views to the frontage, village green, adjacent properties and distant woodland. Door to the –

INNER HALLWAY Door to the former linen cupboard with slatted shelving. Access to the insulated roof space with foldaway loft ladder. Part boarded and fitted with electric light.

BEDROOM 1 About 13' 2" or 4m x 8' 8" or x 2.73m Artex ceiling. Double radiator. Pendant light point. Double glazed replacement window unit giving views to the rear garden and adjacent property.

BEDROOM 2 About 8' 6" or 2.6m x 10' 3" or x 3.12m. Coved and artexed ceiling. Pendant light point. Double glazed replacement window unit giving views to the rear garden and adjacent property.

BEDROOM 3 About 10' 6" or 3.2m x 7' or 2.13m (max). Radiator. Telephone point. TV aerial point Double glazed replacement door and matching side panel opening on and giving views to the rear garden and adjacent property.

BATHROOM Fitted with white suite comprising pine panelled bath. Hot and cold mixer tap with Mira electric independent shower unit and rail. WC. Double radiator. Electric shaver light and point. Tiled shower corner. Basin. WC. Two walls with pine clad panelling. Replacement decorative double glazed window unit fitted with roller blind.

OUTSIDE The front garden comprising a lawned area with herbaceous borders and mature shrubs. Side gate leads to a paved pathway and rear garden comprising of a shaped lawned area with herbaceous borders, mature shrubs, shingle area bounded by brick walling and timber panel fencing. Pedestrian Georgian style door to the garage, which is approached from the side road.



GARAGE About 8'4" or 2.54m x 17'9" or 5.2m. Electric power and light (not tested). Up and over door.

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

OUTGOINGS Local Council Tax Band – C

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 Acer Avenue
For identification only – not to scale
(c) Holloway Estate Agents