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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



PETESSA, KING WILLIAM HEAD, BRADPOLE, BRIDPORT, DORSET DT6 3EA

£342,000 FREEHOLD

- | | | |
|----------------|-----------------------------|------------------|
| * 3 BEDROOMS | * BATHROOM | * RECEPTION HALL |
| * SITTING ROOM | * DINING ROOM | * KITCHEN |
| * REAR LOBBY | * GAS FIRED CENTRAL HEATING | * DOUBLE GLAZING |
| * GARAGE | * LARGE GARDENS | * VIEWS |

An interesting 1980's Purbeck Stone detached bungalow with large gardens enjoying pleasant location in a West Dorset Village.

The property comprises a detached bungalow constructed Circ 1980 having Purbeck Stone and part brick elevations under an interlocking tiled roof offering interesting character accommodation with the Lounge/Dining Area divided by a central fireplace with chimney breast. Gas fired central heating. Replacement UPVC doors and windows are installed. Occupying a large and level site on the outskirts of this expanding village. The gardens featured at the property offer the opportunity to a keen gardener to further enhance these areas. We understand the large cypress tree to the frontage is not protected and estimates are in hand for its removal if desired.

The accommodation comprises a storm canopy with outside light over the decorative glazed UPVC entrance door to the –

RECEPTION HALL Radiator. Access to the insulated loft area by a foldaway loft ladder and fitted with electric light. Door to the linen cupboard with pre lagged hot water cylinder fitted with emersion heater with slatted shelves. Thermostat for central heating. Door to the –

LIVING ROOM About 13' 3" or 4.04m x 15' 6" or 4.8m. Featuring stone central fireplace with living flame coal effect gas fire and mantle shelf extending with chimney breast extending to ceiling height, acting as a room divider having a paved hearth with TV shelf alongside. Radiator. Coved ceiling. Two recessed ceiling spotlights. Three wall

light point. UPVC double glazed patio style door giving access to the rear garden and giving extensive southerly views over adjacent properties to distant farm land, woodland and hillside. Access to the dining area.



DINING AREA About 7' 8" or 2.35m x 9' 10" or 3.02m. Coved ceiling. Pendant light point. Brick built storage locker. Radiator. Serving hatch to the kitchen. Telephone with broadband connection. UPVC double glazed window with tiled sill giving views to the frontage and southerly and extending over to adjacent properties to the distant hills and farmland.

KITCHEN About 11' 3" or 3.42m x 8' 3" or 2.53m. Well fitted with modern units comprising rolled edge laminated work surface. Inset stainless steel sink, hot and cold. Inset four burner gas hob unit. Tiled surround work surface with range of high level cupboards. Built in high level gas oven. Strip light. Plumbing for automatic washing machine. Space for fridge freezer. Radiator. Serving hatch to the dining area. Double glazed UPVC window fitted with roller blind and a tiled sill, giving views to adjacent property. Door to the cupboard containing the gas fired boiler for domestic hot water and central heating. Stable type door giving access to the rear lobby with further stable type door giving access to the garden.



BEDROOM 1 About 11' 6" or 3.5m x 10' or 3.03m. Double Radiator. Pendant light point. Double glazed replacement window unit with views to the rear garden and adjacent property.

BEDROOM 2 About 11' 8" or 3.56m x 10' 4" or 3.16m. T.V. aerial point. Radiator. Double wardrobe and dressing table fitment extending along one wall. Window with views. UPVC double glazed replacement window unit giving views to the rear garden and adjacent property.



BEDROOM 3 About 8' 2" or 2.5m x 8' or 2.44m. Pendant light point. Double glazed replacement window unit with views to the side. Radiator.

BATHROOM Spacious and comprising white suite. Panelled bath hot and cold. Handgrips. Full height tiled surround with electric independent shower unit. Shower rail. Low level close coupled push button WC. Pedestal wash hand basin, hot and cold. Tiling to the rear. Radiator. Modern shaver mirror and light with electric shaver point. UPVC double glazed window unit with tiled sill. Pendant light point. Radiator.

OUTSIDE Approached by a pair of wrought iron gates. Ample gravel driveway and turning area with two shaped lawned areas with herbaceous borders. Bulbs, shrubs. Ornamental pond with fountain. Two large cypress trees all bounded by timber panel fencing and enjoying an open aspect. Raised sun terrace. Outside security light. Cold water tap.

GARAGE About 19' 2" or 5.84m x 8' 5" or 2.85m plus recess with work bench and electric light. Electric meters for the house. Strip light. Gas meter. Half glazed door to the rear garden.




REAR GARDEN Comprises large lawned area with monks path. Herbaceous borders. Two apple trees. Two timber garden storage sheds. Garden bounded by natural hedging and timber panelled fencing. Enjoying the most pleasant open aspect. Outside lights. Outside tap.

TIMBER POTTING SHED About 10' 2" or 3.1m x 7' 10" or 2.41m. Fitted with electric light and glazed panelling.

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

OUTGOINGS Local Council Tax Band – D

VIEWING Strictly by appointment with Holloway Estate Agents.

Energy Efficiency Rating		
Preview - Not for issue	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
Preview - Not for issue	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 