

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



7 LAUREL CLOSE, MEADFIELDS, BRIDPORT, DORSET, DT6 5RQ

£190,000 FREEHOLD

- * 3 BEDROOMS
- * SITTING ROOM
- * GARDEN
- * BATHROOM
- * KITCHEN/DINING ROOM
- * GAS FIRED CENTRAL HEATING
- * RECEPTION HALL
- * GARAGE
- * PARKING

A modern semi detached family house offering superb conveniently arranged accommodation in a quiet close on the market town outskirts.

The property comprises a semi detached house constructed Circa 1980 having brick cavity elevations under an interlocking tiled roof and benefiting from the installation of double glazed replacement uPVC doors and windows. Features include an elaborate custom built kitchen, excellent decorations (subject to colour). Large southerly sun terrace and rear garden with pleasant views plus adjacent garage and parking for two vehicles. The property is situated at the end of a small close in a popular residential area, about half a mile from Bridport Town Centre and adjacent to Woodland Trust and ample rural walks. Those persons seeking a property requiring very little or no further expenditure are advised an early viewing.

The accommodation comprises Upvc decorative double glazed entrance door to the –

RECEPTION HALL

Smoke detector. Georgian style decorative glazed door opening to the –

SITTING ROOM

About 14' 7" or 4.45m x 13' 4" or 4.08m with timber fire surround with tiling to the rear and tiled hearth with pine trim. Coved and artex ceiling. Pendant light point. TV aerial point. Dado rail. Radiator. Telephone point. Door to understairs cupboard. Two double glazed replacement windows giving views to the frontage and adjacent property. Decorative Georgian style glazed door opening to the –

KITCHEN/DINING ROOM About 16'4" or 5m x 8' 10" or 2.7m. The Kitchen area is fitted with oak fronted modern units with rolled edge laminated work surfaces with matching drawers and cupboards under. Decorative tiling to the rear. Inset one and half bowl stainless steel sink. Four halogen ceiling light fitment. Built in dishwasher. Space for tumble dryer and washing machine. Inset four burner gas hob unit. High level electric double oven. Stainless steel cooker. Extractor canopy. Window fitted with sun blind. Being double glazed unit with tiled sill giving views to the rear garden adjacent property and Allington Hill Woodland Trust land. Dining area with further laminated rolled edge work surface. Matching tiling to the rear. Radiator. Four halogen ceiling light fitment. Wall mounted gas fire boiler for domestic hot water and central heating. Patio style door giving access onto the rear paved patio and allowing extensive views over the rear garden and adjacent properties and onto Allington Hill and the Woodland Trust land. From the reception hall staircase with handrail rises to the first floor landing. Access to the insulated roof space by fold away loft ladder. Loft part boarded fitted with electric light and insulated.



BEDROOM 1 About 10'2" or 3.11m x 13' or 4m. Coved and artexed ceiling. Pendant light point. Radiator. Double glazed replacement window giving views to the rear. Southerly over adjacent properties on to Allington Hill and the Woodland Trust land.

BEDROOM 2 About 10'2" or 3.1m max x 10'10" or 3.31m max. Coved and artexed ceiling. Radiator. Views to the frontage and adjacent properties.

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BATHROOM Fitted with white suite comprising panelled bath, hot and cold, full height tiled surround with Triton electric instant shower unit and shower rail. Low level close coupled push button W.C. Wash hand basin, hot and cold mixer tap. Tiling to the rear. Replacement double glazed window unit.

OUTSIDE Driveway with parking for two vehicles leads to the –

GARAGE About 17' or 5.2m x 8'3" or 2.52m with up and over door. Paved pathway with side gate leads to the rear garden.

FRONT GARDEN Border with shingle for easy maintenance.

REAR GARDEN Large decorative paved sun terrace. Easily managed lawn area with monks path beyond which is further gravelled area and shingled for ease of maintenance. All bounded by timber panel fencing and enjoying a pleasant southerly aspect with most pleasant views.

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.

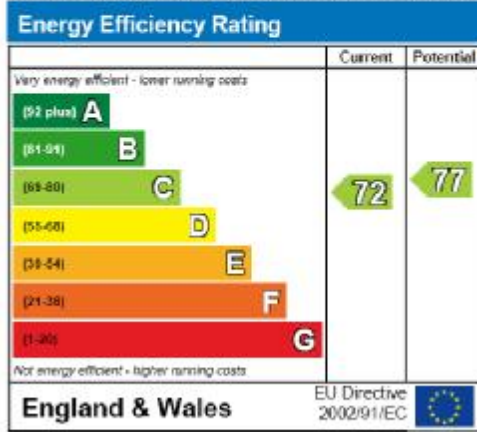
Energy Performance Certificate



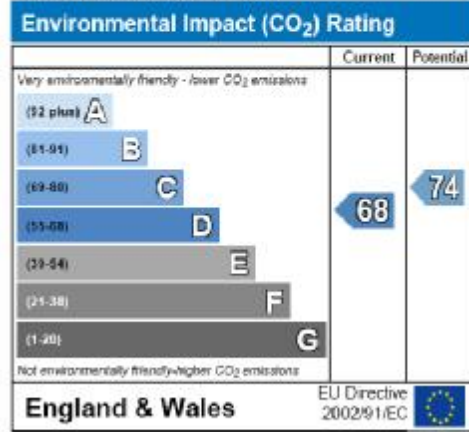
7, Laurel Close
BRIDPORT
DT6 5RQ

Dwelling type: Semi-detached house
Date of assessment: 31 May 2010
Date of certificate: 31 May 2010
Reference number: 8090-6425-7450-0619-8976
Type of assessment: RdSAP, existing dwelling
Total floor area: 73m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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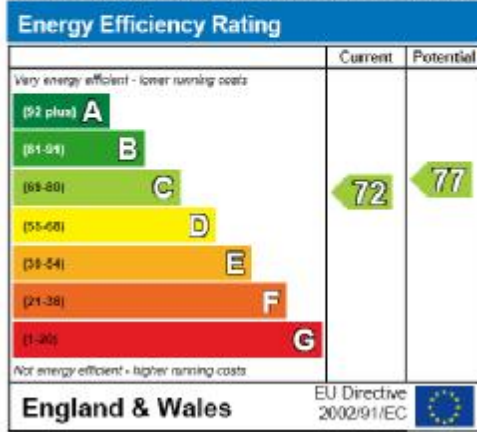
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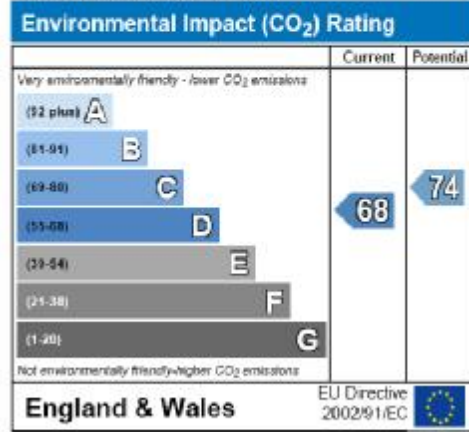
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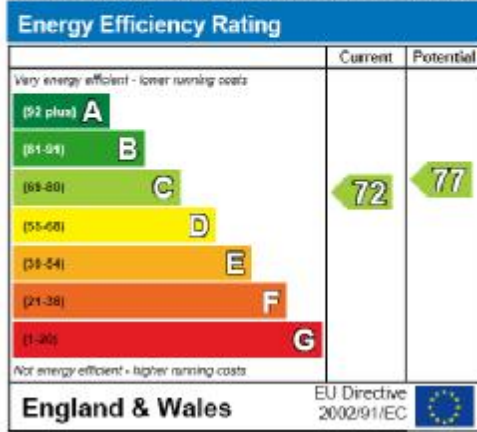
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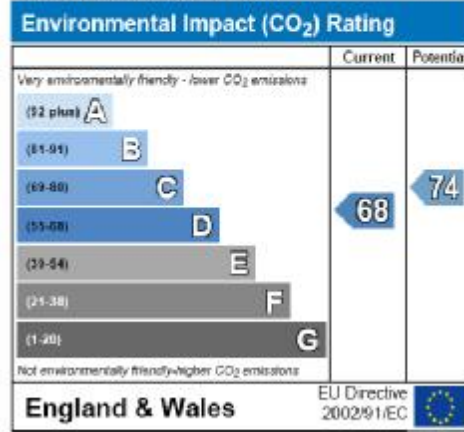
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