

**ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL**



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**FLAT 4, SUMMERLANDS, 107 WEST BAY ROAD, BRIDPORT, DORSET, DT6 4AY**

**£148,000 FOR THE LEASE AND SHARE IN THE FREEHOLD MANAGEMENT COMPANY**

- |                       |                  |                     |
|-----------------------|------------------|---------------------|
| * 1 BEDROOM           | * RECEPTION HALL | * LIVING ROOM       |
| * KITCHEN AREA        | * SHOWER ROOM    | * PARKING           |
| * GAS CENTRAL HEATING | * DOUBLE GLAZING | * OUTSTANDING VIEWS |

An interesting spacious second floor apartment offering delightful accommodation just off the coastal holiday village and a mile and half to the market town. Ideal permanent or occasional occupation. The apartment comprises the top floor in the 1920's substantial house being one of four conversions undertaken some eight years ago with attention to detail. The result being interesting, convenient, easily managed accommodation. All fittings and decorations are of a high standard and viewing is necessary to be fully appreciated. The property is set back from the West Bay Road in a slightly elevated position with tarmac forecourt allowing easy parking and access. The amenities of the coastal village of West Bay are close to hand. There being a harbour, piers, golf course, inns, hotels, shop catering for daily requirements, church and a very active community. Bridport market town has a range of shops including multi nationals, supermarkets, banks, building societies, churches and a very active community. West Dorset is an area of outstanding natural beauty and the property is well placed to explore and indeed view some of the pleasant scenery and the Jurassic coast.

The accommodation comprises -

A communal entrance door shared with one other resident. Period style staircase rising to the second floor. Landing with cupboard containing the gas fired boiler for domestic hot water and central heating. Cupboard containing the pre-lagged hot water cylinder fitted with the immersion heater. The stairs continue to the entrance door opening into the -

**RECEPTION HALL** Electricity fuses. Smoke detector. Programmer for central heating control. Georgian styled side screen giving borrowed light from the landing. Door to the

or down to the chimney breast. The roof structure is narrowing down slightly into the kitchen area. Modern fire surround with decorative insert containing modern electric stainless steel fireplace and a matching hearth. Exposed ceiling timbers. TV aerial point. Radiator. Telephone entry system. Window with deep display sill giving views to the rear and adjacent properties and garden.

### **KITCHEN AREA**

With attractive beech effect units with granite effect rolled edge laminated work surface. Inset stainless steel sink, hot and cold. Drawers and cupboards under. Tiling to the rear. Two double high level cupboards. Recess containing the plumbing for the automatic washing machine and storage cupboard and further storage area. Laminated flooring. Extractor unit. Inset 4 Halogen hob unit with built under electric oven. Space for fridge and freezer. Three adjustable ceiling spotlights. Double glazed replacement window unit fitted with Venetian blind giving views westerly over the Brit Valley, West Bay fields to Eype with a sea glimpse into Lyme Bay. This room has a character feel and appearance.



### **BEDROOM**

About 14' 5" or 4.4m max x 12' 10" or 3.92m with exposed ceiling timbers, with cottage effect. Two radiators. Access to limited roof storage area. Two double glazed replacement window units fitted with Venetian blind and giving views southerly over adjacent properties, The Brit Meadows, West Bay, Cliffs, Golf Course and sea view into Lyme Bay



### **SHOWER ROOM**

With full height tiling. Laminated flooring. Corner shower unit with glazed front and side screen. Mira electric shower unit. Low level close coupled push button W.C. pedestal wash hand basin, hot and cold. Radiator. Extractor unit.

### **OUTSIDE**

Parking for two vehicles.

### **SERVICES**

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

### **LEASE**

120 years remaining.

### **OUTGOINGS**

Local Council Tax Band - A  
Maintenance charge £240.00 per quarter to include insurance of the building, external maintenance.

### **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.

Flat 4, 107, West Bay Road  
BRIDPORT  
DT6 4AY

Dwelling Type: Top-floor flat  
Date of Assessment: 04/06/2008  
Date of Certificate: 04/06/2008  
Reference Number: 0948-0080-6246-4488-1094  
Total Floor Area: 51 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

