

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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CHALET 5, 149 WEST BAY ROAD, BRIDPORT, DORSET DT6 4EH

£100,000 FREEHOLD

- | | | |
|------------------------|----------------------|-------------------|
| * BEDROOM | * LIVING ROOM | * SUN ROOM |
| * SHOWER ROOM | * KITCHEN | * GARDENS |
| * GARDEN STORES | * GREENHOUSE | * GARAGE |

A ground floor chalet, only five minutes from coastal village centre, offering easily maintained accommodation with garage.

The property comprises an end of terrace ground floor chalet style property having concrete panels to the elevations and recently refelted roof. The features include sealed unit double glazed windows. South facing sun room. Electric heating and good decoration. The property has easily maintained gardens front and rear. Adjacent is the detached concrete garage. West Bay, coastal/fishing/holiday village has shops catering for daily requirements, piers, beaches, golf course, inns, church, an active community and direct access onto the Jurassic Coastal walk. The market town of Bridport is some two and half miles distance with excellent public service connections and excellent range of shops and commercial facilities. Those persons seeking a modestly priced property offering a convenient yet modest accommodation are advised an early viewing.

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

HALLWAY

Electricity meter and fuses. Two pendant light points. Access to the –

KITCHEN

About 5'7" or 1.17m x 5'5" or 1.66m Stainless steel sink unit with over sink electric water heater. Cold water tap. Cupboards under. Laminated work surface. Plumbing for washing machine. Two high level storage cupboards. Corner display shelf. Electric cooker panel. Strip light. Double glazed replacement unit giving views to the rear garden.



LIVING ROOM

About 11'5" or 3.5m max x 9' or 2.75m plus door recess. Wall light point. Pendant light point. Slimline night storage heater. Patio style double glazed door opening to the –

SUN ROOM

About 15' or 4.55m x 8'3" or 2.51m Slimline night storage heater. Wall light point. Electric power point. Storage shelf. Timber panel door with part double glazing. Construction of mahogany style timber frontage with double glazed panels and a translucent roof enjoying southerly views over the front garden, West Bay car park, local cliffs and farmland.

BEDROOM

About 11'5" or 3.5m x 9' or 2.8m plus door recess. Wall light point. Pendant light point. Double glazed replacement window unit giving views through the sunroom to the West Bay car park and the garden frontage.



SHOWER ROOM

Tiled shower with Mira thermostatic electric unit. Low level WC. Pedestal wash hand basin with cold tap and electric over sink water heater. Storage shelf. Double glazed replacement window unit.

OUTSIDE

The southerly front garden comprises large paved patio with herbaceous border and roses. Small timber garden store shed. The rear garden comprises cultivated area. Timber store shed and greenhouse. Concrete driveway with parking for a vehicle which leads to the detached concrete garage –



GARAGE

About 18' or 5m x 8'6" or 2.6m with up and over doors. Electric power and light.

OUTGOINGS

Local Council Tax Band - A

SERVICES

Mains electricity. Water and drainage. Electric central heating.

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.

