

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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123 NORTH ALLINGTON, BRIDPORT, DORSET DT6 5EA

£275,000 FREEHOLD

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|-------------------------------------|-----------------------------|------------------------------------|
| * 4 BEDROOMS | * BATHROOM | * RECEPTION HALL |
| * SHOWER/WC | * LOUNGE/DINING ROOM | * KITCHEN/BREAKFAST ROOM |
| * UTILITY ROOM | * STUDY AREA | * GAS FIRED CENTRAL HEATING |
| * SEALED UNIT DOUBLE GLAZING | * GARDENS | * LANDSCAPED PATIO |
| * 2 GARAGES | * PARKING | |

An updated and extended semi detached family house on the town outskirts offering spacious and surprisingly appointed convenient accommodation. Ten minutes from the town centre.

The property comprises a semi detached house enjoying a slightly elevated location and the subject of extensive refurbishment and enlargement by the present vendor. Features include a very spacious lounge/dining room with excellent décor. A reception hall, with a modern shower and cloakroom off. A well planned kitchen and breakfast area plus the convenient utility room. On the first floor there are four bedrooms, well fitted bathroom and an office/study area. Externally there is a garage adjacent to the property with parking for three vehicles and the rear garden has been landscaped to provide a large paved patio with enclosed walling for privacy with built in barbeque area and cover plus an interesting lighting arrangement, electric power and the remainder of the area shingled for ease of maintenance. The property is situated about ten minutes walk from Bridport town centre with excellent bus service, corner shop, easy access to the Woodland Trust Allington Hill for exercise and dog walking. Those persons seeking a surprisingly spacious an updated property requiring very little or no immediate expenditure are advised an early viewing.

The accommodation comprises uPVC decorative double glazed entrance door with matching side panel to the –

RECEPTION HALL Double radiator. Coved ceiling. Boxed electricity meter. Fuses. Cloaks rack. Door to an understairs storage cupboard. Thermostat central heating control. Telephone point. Door to the –

SHOWER ROOM/WC With tiled corner shower cubicle with thermostatic shower control and glazed frontage. Low level close coupled W.C. Pedestal wash hand basin, hot and cold, tiling to the rear. Ceramic flooring.

LOUNGE/DINING ROOM LOUNGE AREA

About 13' 7" or 4.15m x 13' or 4m Feature stone effect living flame gas fire. Radiator. Dado rail. Pendant light point. Coved and artexed ceiling. Dimmer switches. Built in display shelving with lockers under giving natural wood effect. UPVC picture window, giving views to adjacent distant properties and woodland. Fitted with vertical sunblind. Decorative archway to the –

DINING AREA

About 10' or 3.04m x 9'2" or 2.8m. Radiator. Dado rail. Coved and artexed ceiling. Pendant light. Pair of UPVC double glazed casement doors with matching side panels opening onto the rear patio enjoying views to the patio and local woodland.



KITCHEN/BREAKFAST ROOM

About 16' or 4.9m x 9' or 2.7m. Kitchen area fitted with an extensive range of beech effect units with rolled edge marble effect work surfaces with inset four burner gas hob unit and built under electric oven. Inset one and half bowls stainless steel sink with hot and cold mixer tap. Drawers and cupboards under. Cooker filter hood. Range of high level cupboards. Built in dishwasher. Tiled surround work surface. Ceramic flooring. Six inset ceiling spotlights. Coved and artexed ceiling. Radiator. UPVC decorative double glazed door giving access to the rear patio. Replacement double glazed window unit with Venetian blind giving views onto the patio and the adjacent gardens and woodland. Door to the



UTILITY ROOM

About 7'3" or 2.2m x 5'3" or 1.6m. Fitted with matching kitchen units with inset stainless steel hot and cold. Work surface with tiling to the rear. Plumbing for automatic washing machine. Tall dry food cupboard. Radiator. Ceramic flooring. Extractor unit. Gas boiler for domestic hot water and central heating. Two recess ceiling lights. Coved and artexed ceiling. Double glazed replacement window unit fitted with a Venetian blind.

From the Reception Hall, pine spindled staircase rising to the first floor half landing. Stairs up to –

LANDING

With access to the insulated roof space. Smoke detector.

BEDROOM 1

About 12'9" or 3.9m x 10'4" or 3.15m including triple doors to wardrobe fitment with storage cupboards over and hanging rails and shelving. Coved ceiling. Radiator. Ceiling fan/light unit. Large double glazed replacement window unit fitted with vertical sunblinds giving views westerly over the patio, adjacent gardens and nearby woodland.

BEDROOM 2

About 11'7" or 3.5m x 12' or 3.7m plus triple doors to wardrobe cupboards with hanging rail and shelving and storage compartment over. Door to the airing cupboard with a pre-lagged hot water cylinder and slatted shelving fitted with ceramic heater. TV aerial point. Coved ceiling. Radiator. Telephone point

Frontage adjacent property to distant woodland and hillside.

BEDROOM 3

About 8'9" or 2.7m x 7'8" or 2.3m plus double sliding doors to wardrobe cupboard with shelves and hanging rail. Ceiling fan/light unit. Radiator. Window fitted with vertical sunblinds giving views easterly over the frontage adjacent property to distant woodland and hillside. Coved ceiling.

BATHROOM

Ceramic tiled flooring. Full height tiling to all walls. Fitted with white suite comprising panel bath. Hot and cold. Thermostatic shower unit. Pedestal wash hand basin. Hot and cold. Low level W.C. Double radiator. Electric shaver point. Coved ceiling. Three recess ceiling spotlights. Decorative replacement window unit fitted with Venetian blind and roller blind.
From the half landing steps up to –

LANDING NO 2/OFFICE AREA

Having access to a further insulated roof space. Coved ceiling. Two replacement window units fitted with Venetian blind. Radiator. Door to –



BEDROOM 4

About 12'3" or 3.73m x 8'6" or 2.6m (a slightly irregular shape) fitted with ceiling/fan light unit. Radiator Coved ceiling. Replacement window unit with vertical sunblinds giving views easterly onto the frontage and adjacent property, distant farmland and hillside.

OUTSIDE

Front garden currently down to lawn and area being refurbished, two sets of concrete stepway approaching the front door. Outside light. Concrete driveway leads to the rear there being a side gate and large paved landscaped patio with easy maintained chipping area beyond, with low level natural stone retaining walls with inset lighting. Barbeque stand and slab work surfaces under cover all bounded by high walling, with decorative lights over. Cold water tap. Outside light. Walling above, enjoying pleasant south and westerly aspect and a high degree of privacy. Various electric points for appliances. Concrete driveway leads up to the –



GARAGE/PARKING

Being the second one in the block. With light over. Up and over door and also a parking space. Cold water tap. Electric, power and light.. Two further parking spaces on the frontage, providing off road parking

SERVICES

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

OUTGOINGS

Local Council Tax Band - C

All statements in these particulars as to the property are not to be taken on as statements or representations of fact.

