

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



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



[www.e-holloway.co.uk](http://www.e-holloway.co.uk)

TEL: (01308) 422121

E-mail: [sales@e-holloway.co.uk](mailto:sales@e-holloway.co.uk)



**CORNERWAYS, 17 WEST WALK, WEST BAY, BRIDPORT, DORSET DT6 4HT**

**£450,000 FREEHOLD**

- |                       |                             |                          |
|-----------------------|-----------------------------|--------------------------|
| * 3 BEDROOMS          | * BATHROOM                  | * PORCH                  |
| * RECEPTION HALL      | * CLOAKROOM                 | * LOUNGE                 |
| * KITCHEN/DINING ROOM | * CONSERVATORY              | * SUN ROOM               |
| * DOUBLE GARAGE       | * GAS FIRED CENTRAL HEATING | * SEALED UNIT D.G.       |
| * GARDEN STORE        | * AMPLE PARKING             | * MARINE & COASTAL VIEWS |

A rare opportunity to purchase a spacious modern detached bungalow enjoying sea, coastal and rural views from its slightly elevated location just off the Jurassic coastal path in private no through road.

The property comprises a detached bungalow constructed Circa 1960 having brick elevations in the main and an interlocking tiled roof. UPVC decorative panels to the front elevation. It offers very spacious accommodation with the addition of the two conservatory/sun rooms. The large lounge features a double glazed picture window of abnormal proportions allowing superb views over Lyme Bay to Portland and inland from the cliff tops to rural farmland. The properties other benefits are the double garage and ample parking for possibly up to six/seven vehicles. The property occupies a corner plot on the West Cliff at West Bay, with the only remotest possibility of the excellent views ever being interrupted. West Walks is in an elevated location near to the pasture land providing the coastal path and offering an excellent opportunity for rural and cliff top walks. The coastal village of West Bay has harbour, beaches, piers, golf

ensure security property in a no through road area are advised an early morning.

The accommodation comprises –

**PORCH WAY** Outside globe light. Mailbox. Decorative glazed uPVC entrance door with a matching side screen to the –

**RECEPTION HALL** Radiator. Double doors to small storage cupboard with shelving. Door to the –

**CLOAKROOM** Low level W.C. Wash hand basin, hot and cold. Tiling to the rear. Electric meter and fuses. Extractor unit. Coved and artexed ceiling

**LOUNGE** About 23' or 7m x 14' 5" or 4.4m max. Featuring marble fireplace and hearth and mantelshef with inset coal effect gas fire. Coved and artexed ceiling. Three pendant light points. T.V. aerial point. Serving hatch to kitchen. Double radiator. Two large double glazed picture windows. Decorative panels over giving southerly views to the frontage, extending to the sea to Portland and inland to local cliff top and distant farmland. Door to the –

**SUN ROOM** About 13' 10" or 4.34m x 15' 2" or 4.63m Octagonal front. Double glazed uPVC construction. With polycarbonate roof. Radiator. Electric, power. Fitted with vertical sunblinds enjoying superb south and westerly aspect with views over the sea to Portland. Door to the covered patio.



**KITCHEN AREA** About 10' 3" or 3.12m x 9' or 2.76m Well fitted with modern attractive units comprising rolled edge laminated work surface. Inset one and half bowl stainless steel sink and drainer. Inset, five burner gas hob unit. High level electric oven. Tiled surround to work surface. Drawers and cupboards under. Range of high level cupboards with cooker filter hood. Glazed fronted china display cupboards. Three adjustable ceiling spotlights. Coved and artexed ceiling. Double radiator. Ceramic flooring. Access through to the dining area. Large serving hatch through to dining area. Serving hatch to the lounge area. These serving hatches allow pleasant views, including views to the sea.

**DINING AREA** About 11' 2" or 3.41m x 13' 7" or 4.15m Ceramic tiled flooring. Coved and artexed ceiling. Two pendant light points. Triple aspect windows fitted with sealed unit double glazing. Radiator. Large serving hatch to the kitchen. Plumbing for washing machine. Double glazed casement doors giving access to the patio and gardens. Views extending over adjacent properties to the sea including views to Portland, local farmland and distant hills.



**CONSERVATORY** About 11'2" or 3.4m x 10'8" or 3.26m uPVC double glazed construction. Polycarbonate roof. Casement doors to garden and covered patio. Enjoying south westerly location.

**INNER HALL** With access to the insulated roof space.

**BEDROOM 1** About 10'10" or 3.3m x 12' or 3.7m including triple doors to wardrobe cupboard with shelves and hanging space and mirror fronted door. Coved and artexed ceiling. Radiator. Telephone point. Double glazed window with views to the side garden.

**BEDROOM 2** About 10'9" or 3.3m x 9'6" or 3m. Radiator. Coved and artexed ceiling. A pair of double glazed casement doors opening on to the rear covered patio.

**BEDROOM 3** About 12'2" or 3.7m x 7'2" or 2.2m. Including triple mirror fronted wardrobe doors extending along one wall with hanging space and shelves. Also containing the pre-lagged hot water cylinder fitted with an immersion heater and slatted shelving. Low level double glazed window with northerly light and side double glazed window with views to the side garden. Radiator. Coved and artexed ceiling.

**BATHROOM** Fully tiled and fitted with champagne coloured suite comprising panel bath, hot and cold. Handgrips. With electric over instant shower unit. Shower rail. Pedestal wash hand basin, hot and cold mixer tap. Low level close coupled W.C. Radiator. Coved and artexed ceiling. Double glazed window unit with tiled sill.

**OUTSIDE** The gardens are arranged for easy maintenance and to the rear is an ornamental pond with rockery and shrubs. Large paved patio. Small lawned area. Timber garden store shed with electric light. Gazebo. Bounded by high natural hedging ensuring a high degree of privacy. To the frontage is a further lawned area and large paved area enjoying a southerly aspect and unobstructed marine views bounded by natural hedging. Paved pathways surround the property. To the side and rear are further garden areas.



**DOUBLE GARAGE** About 20' or 6.2m x 18' or 5.6m with up and over door. Electric power and light. Shingled and paved pathway providing parking for several vehicles. Mature shrubs. Side door to garden and side door giving access to the frontage.

**OUTGOINGS**

Local Council Tax Band – E  
 Private Road Charge £75.00 Yearly

**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

17 West Walk  
 West Bay  
 BRIDPORT  
 Dorset  
 DT6 4HT

Dwelling type: Detached bungalow  
 Date of assessment: 10 April 2009  
 Date of certificate: 10 April 2009  
 Reference number: 9608-7019-6224-6101-4014  
 Total floor area: 95 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales
EU Directive 2002/91/EC

Environmental Impact Rating (CO<sub>2</sub>)

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales
EU Directive 2002/91/EC

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

