

HOLLOWAY



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7A JESSOPP AVENUE, BRIDPORT, DORSET DT6 4AN

£365,000 FREEHOLD

- * FIRST FLOOR
- * LIVING ROOM
- * GROUND FLOOR
- * GARDENS
- * DOUBLE GLAZING
- * MASTER BEDROOM
- * DINING ROOM
- * TWO BEDROOMS
- * GARAGE/ PARKING
- * EXTENSIVE VIEWS
- * EN SUITE SHOWER ROOM
- * FITTED KITCHEN
- * BATHROOM
- * GAS FIRED CENTRAL HEATING
- * DETACHED STUDIO/OFFICE

An Individual Detached Modern House with Studio/Office offering adaptable accommodation on market town outskirts.

The property comprises a detached house constructed circa 1980 having attractive brick elevations under a tiled interlocking roof. The accommodation is currently arranged to provide the principle accommodation on the first floor with excellent adaptable accommodation on the ground floor. The vendors have installed a modern kitchen and bathroom to a high standard and constructed the detached studio/office again to a high standard. The property is located approx half mile from Bridport town market centre and approx 2 miles coastal facilities of West Bay. Those persons seeking well presented accommodation or indeed to accommodate a dependent relative etc are advised an early viewing.

The Accommodation Comprises

A decorative double glazed UPVC entrance door and matching side screen opening to an

ENTRANCE HALLWAY Radiator. Cloak-rack. Laminated flooring. Balustrade stairway rising to the **FIRST FLOOR**

LIVING AREA: About 14' 9" (4.52m) x 13' (4m) plus doorway recess leading to the master bedroom. Double radiator. Coved and artexed ceiling. Pendant light point. Access to the insulated roof space. Door to linen cupboard with slatted shelving. TV Ariel point. Double aspect double glazed UPVC windows with views westerly over Bridport town, distant hills and farmland. Access to the

DINING AREA: About 10'9" (3.3m) x 8' 5" (2.6m). Radiator. Laminated flooring. Coved and artexed ceiling. Pendant light point. Telephone point. Window having exceptional views over adjacent properties, Bridport Town, distant hills and farmland. Fully glazed casement doors opening to the

KITCHEN: About 11' 7" (3.5m) x 8'5" (2.6m). Fully fitted with extensive range of attractive pear wood effect units, roll edge laminated work surfaces. Inset four ring Halogen hob unit. Inset stainless steel sink with mixer tap and drawers and cupboards under. Built in Dishwasher. Built in Eye-Level Oven with multi function oven/microwave. High level cupboards with glazed fronted china display units. Under cupboard display lighting. Fully tiled surround to all work surfaces and window sill. Cooker extractor hood. Laminated flooring. Plumbing for washing machine. Recessed ceiling spotlights. Coved and artexed ceiling. Window fitted with Venetian blind. Double glazed unit giving views to frontage. Built in Fridge/ Freezer.



From the Living room door to

BEDROOM 1 About 11' (3.4m) x 12' (3.66m) max. Five doors to wardrobe cupboards with inset centre vanity shelf. Decorative arch with drawer. Radiator. Pendant light point. Double glazed window unit with Venetian blind giving views to the frontage. Door to the

EN SUITE SHOWER ROOM with corner tiled shower and thermostatic shower control. Glazed fronted shower screen. Half tiling to walls to rear of wc and wash hand basin. Low level close coupled wc. Radiator. Extractor unit. Two light points. Window fitted with Roller blind. Double glazed unit. Tiled sill.

GROUND FLOOR Currently arranged as

BEDROOM 2: About 14'6" (4.4m) max x 13' (4m) including double doors to wardrobe cupboard with hanging rail and shelf. Radiator. Pendant light point. T.v. aerial point. Double aspect window with fitted blind. Pair of UPVC double glazed casement doors opening to rear patio, garden and giving views to adjacent property.

BEDROOM 3: About 9'5 (2.9m) x 9'9 (3m) including triple door wardrobes with shelving and hanging. Alcove display shelf. Laminated flooring. Radiator. Artex ceiling. Window giving views to frontage.

BATHROOM: With white suite comprising pedestal wash hand basin with mixer tap, low level close coupled wc, p shaped bath with shower screen and shower fitment with mixer tap unit. Fully tiled to bath surround, tiling continues to rear of wash hand basin and wc. Extractor unit. Ladder style chromium plated radiator. Light point. Window fitted with roller blind and tiled sill. Ceramic tiled flooring. Panelled timber ceiling.



OUTSIDE:

The front garden comprises a shaped lawned area with mature shrubs pampas grass with driveway providing parking leading to integral garage: About 17' 10 (5.44m) x 8'6 (2.6m) with up and over door, strip light. Gas meter, gas fired boiler for domestic hot water and central heating. Door to Utility Area: About 8'3 (2.5m) x 4'9 (1.5m) electric power and light, decorative glazed UPVC door giving access to the rear garden. The rear garden comprises two terraces arranged behind stone walling. Lawned Area. Paved Patio Area. Outside light. Outside tap. Second terrace with ornamental pond, herbaceous borders with mature shrubs and further raised patio with steps rising giving access to

STUDIO/OFFICE BUILDING: About 10'5 (3.2) x 10'9 (3.3m) constructed in 2004 with full building regulations and planning permission. Laminated flooring. Attractive part pine clad ceiling. Recessed ceiling spot lights. Extractor unit. Electric power and light. Convector heating. Double glazed frontage with pair of UPVC casement doors and matching side panels giving views over the garden, adjacent property, Bridport town, Eype down and farmland. Under stairs storage with triple doors for garden furniture etc.



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

VIEWING: Strictly by appointment with Holloway Estate Agents

OUTGOINGS: West Dorset District Council Band D

The statements in these particulars as to the property are not to be relied on as statements of representation of fact.



7A, Jessop Avenue
BRIDPORT
DT8 4AN

Dwelling type: Detached house
Date of assessment: 05 February 2012
Date of certificate: 04 February 2012
Reference number: 8996 1259 4629 2806 1232
Type of assessment: RdSAP, existing dwelling
Total floor area: 32m²

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.

