

HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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7A JESSOPP AVENUE, BRIDPORT, DORSET, DT6 4AN.
£365,000 FREEHOLD

FIRST FLOOR

MASTER BEDROOM

LIVING ROOM

GROUND FLOOR

TWO BEDROOMS

GARAGE/PARKING

EXTENSIVE VIEWS

EN SUITE

DINING ROOM

BATHROOM

DETACHED STUDIO/OFFICE

GAS FIRED CENTRAL HEATING

SHOWER ROOM

FITTED KITCHEN

GARDENS

DOUBLE GLAZING

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.



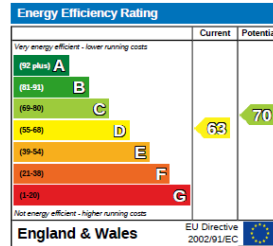
Energy Performance Certificate



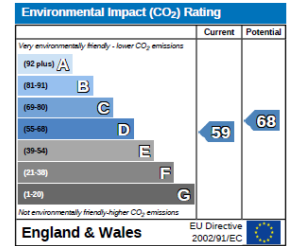
7a, Jessopp Avenue
BRIDPORT
DT6 4AN

Dwelling type: Detached house
Date of assessment: 06 February 2012
Date of certificate: 06 February 2012
Reference number: 8508-1269-4529-2806-1223
Type of assessment: RdSAP, existing dwelling
Total floor area: 95m²

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.



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	233 kWh/m ² per year	183 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	3.4 tonnes per year
Lighting	£73 per year	£49 per year
Heating	£686 per year	£571 per year
Hot water	£114 per year	£89 per year

You could save up to £163 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.