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**COURT HOUSE, 4 LONGS COURT,
WEST STREET, BRIDPORT,
DORSET DT6 3QZ
£170,000 FREEHOLD**

**THREE BEDROOMS
RECEPTION HALL
STORE
GAS FIRED CENTRAL HEATING**

**BOX ROOM
SITTING ROOM
LARGE PAVED ENCLOSED PATIO**

**BATHROOM
KITCHEN/DINING ROOM**

An interesting character Grade II listed town centre property, for refurbishment, offering spacious accommodation, away from traffic.

The property comprises an interesting character period property having brick elevations under a slate roof with large sash windows to principle rooms. The property is situated at the centre of Bridport market town, adjacent to the former rope works and historically occupied by senior personnel of the company. The property is approached directly off West Street via a covered passageway. Those persons seeking a town centre period character property for renovation are advised an early viewing.

The approach adjacent Timpsons passage leading to Court House.

The Accommodation Comprises:

RECEPTION HALL: Electricity meters.

SITTING ROOM: About 13'8 (4.17m) x 11'6 (3.51m). Pine fire surround with marble effect insert and slate hearth with timber edge and mantel shelf. Two exposed beams. Picture rail. TV aerial point. Radiator. Large sash window with views onto the frontage and adjacent properties.



KITCHEN/DINING ROOM: About 20' (6.1m) x 13'5 (4.1m).

DINING AREA: Featuring fireplace with brick support and containing modern multi-fuel stove on quarry tiled hearth with pine edging. Picture rail. Pendant light point. Three wall lights points. TV aerial point. Telephone point. Door to under stairs cupboard. Built in alcove cupboard with drawers and storage area under. Radiator. Window with views to the frontage and adjacent property. Archway to the **KITCHEN AREA** with roll edge laminated work surface. Inset stainless steel sink, mixer tap. Inset four ring gas hob. Tiling to the rear of work surface. Range of high level cupboards. Plumbing for dishwasher. Plumbing for washing machine. Half glazed door to the frontage.



From the Reception Hall staircase with handrail rises to the **First Floor Landing** (Damaged plaster) Window and Radiator.

BEDROOM 1: About 13'8 (4.17m) x 12 (3.7m). Featuring ornate timber fire surround and mantel shelf with fireplace. Picture rail. Radiator. Door to walk in over stairs storage cupboard. Window with westerly views to adjacent property and distant hillside. (Damaged plaster)

BEDROOM 2: About 11'9 (3.6m) x 9'9 (3m). Picture rail. Radiator. Window with views to the adjacent properties and distant woodland. (Damaged plaster)



Landing door opens to further **LANDING AREA** with under stairs cupboard and door to

BATHROOM: Fitted with white suite comprising pine panelled bath, c.p handgrips, full height tiled surround with thermostatic shower control. Wash hand basin. Low level W.C. Radiator. Pine cupboard containing the gas fired boiler for domestic hot water and central heating. Window.



From the Landing access to the **SECOND FLOOR LANDING** with recess ceiling spotlight. Window. Exposed timber.

BEDROOM 3: About 23'5 (7.15m) x 10 (3.06m) This measurement taken at 5' being attic style room with overall head room of 6'1 (1.87m). Four recessed ceiling spot lights. Two radiators. Double aspect window with views to adjacent properties, distant hills and woodland. (Ceiling damage).

BOX ROOM: About 11'7 (3.54m) x 4'10 (1.48m) average. Strip light. Exposed timber.



OUTSIDE: The property is approached from West Street by covered way leading to the frontage. This is currently enclosed by wicket fencing and comprises large paved patio enjoying a westerly aspect with pathway continuing to the former outside w.c. Brickstore/Shed: About 8' (2.49m) x 9'5 (2.88m) with window.

SERVICES: All main services connected. Gas fired central heating.

OUTGOINGS: West Dorset District Council. Local Council Tax Band B

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 representation of fact.

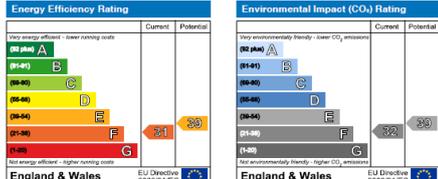
Energy Performance Certificate



4 Longs Court
West Street
BRIDPORT
DT16 3QZ

Dwelling type: Semi-detached house
Date of assessment: 19 February 2009
Date of certificate: 19 February 2009
Reference number: 80314002-5440-0831-9092
Total floor area: 133 m²

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.



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 (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

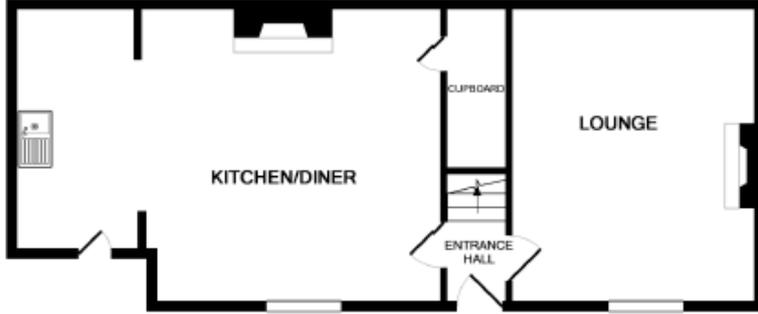
	Current	Potential
Energy use	477 kWh/m ² per year	398 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	8.8 tonnes per year
Lighting	£121 per year	£94 per year
Heating	£1571 per year	£1376 per year
Hot water	£136 per year	£111 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

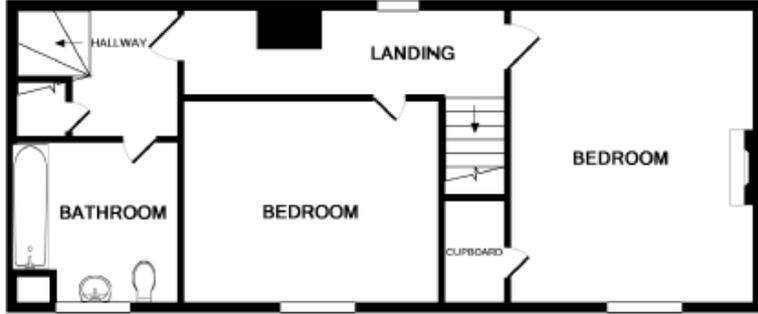
To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EGT to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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