

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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24 THE OLD SHHIPYARD CENTRE,
WEST BAY, BRIDPORT, DORSET, DT6 4HG.
£126,000 LEASEHOLD

**1 BEDROOM
PARKING**

**LIVING ROOM/KITCHEN
ELECTRIC HEATING**

**SHOWER ROOM/WC
EPC E**

LOCAL COUNCIL TAX BAND A

A unique very modern ground floor apartment 100 yards from beaches, harbour and Jurassic coastal path in coastal fishing holiday village of Broadchurch fame.

The property comprises a ground floor apartment in a three storey block having brick elevations and located almost adjacent to the sea front and promenade in this popular coastal village. The vendor has undertaken extensive modernisation which has transformed this ground floor apartment into very convenient and easily managed accommodation which must be viewed to be fully appreciated.

West Bay has the harbour, piers, beaches, golf course, inns, hotel, shops catering for daily requirement and direct access onto the Jurassic coastal path. The market town of Bridport is some 1.5 miles distant with excellent shopping, professional services, theatre and very active community. Those persons seeking an easily managed apartment for permanent or occasional use are advised an early viewing.

The Accommodation Comprises

UPVC double glazed entrance door to

LIVING ROOM: About 21'4 (6.5m) max x 11'4 (3.5m) max. The room being of irregular L shape. The **Kitchen area** fitted with wood effect work surfaces, with inset stainless steel sink, mixer tap, and inset halogen hob with built under electric oven, drawers and cupboards under. Tiled surround to work surface. Range of modern white fronted high level units with display cabinet. Attractive semi-circular breakfast bar. Cooker filter hood. Plumbing for washing machine. Eleven recess ceiling spot lights. Exposed ceiling timber beams. Two night storage heaters. Laminated flooring. T.v. aerial point. Wall mounted modern electric fire. Door to storage cupboard with shelf and hanging rail. Door to cupboard containing pre-lagged hot water cylinder with dual immersion elements and slatted shelving. Double aspect newly fitted double glazed replacement windows.



BEDROOM 1: About 8'10 (2.7m) x 9'10 (3m) Fitted wardrobes with over-bed cupboard. Two bedhead lights. Pendant light point. Laminated flooring. Window with fitted sunblind. Access to loft storage area. Double glazed newly fitted replacement windows.

SHOWER ROOM: With black and white fittings with low level close coupled WC, concealed push button cistern. Vanity basin mixer tap. Range of roll edge black work surface with storage cupboards and shelving under. Elaborate shower cubicle with sliding glazed doors and fitted with thermostatic built-in shower seat and electrically controlled variable shower jets. Dimplex warm air fan assisted heater. Extractor unit. Circular light fitting. Shaver point/light. Large adjustable mirror. Replacement double glazed windows.

OUTSIDE: Use of communal ground. Car parking.

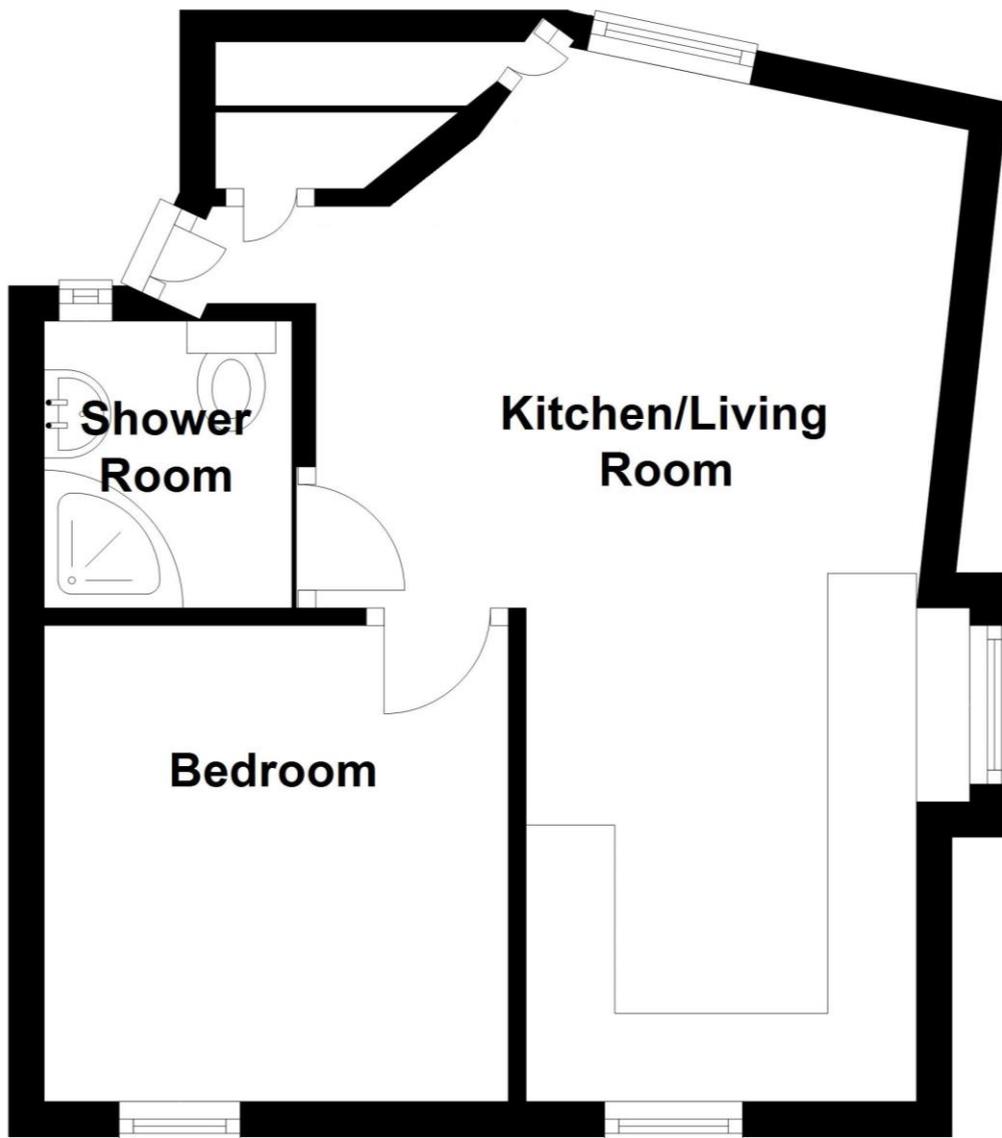
SERVICES: Mains water, electricity and drainage. Electric heating. Telephone connected subject to BT regulations.

OUTGOINGS: Council Tax Band A. Maintenance Charge £720.00 per annum. The property to be held on a 999 year lease with freehold share in the Old Shipyard Centre and Management Company.

VIEWING: Strictly by appointment with Holloway Estate Agents

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

24 The Old Shipyard Centre



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	53
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	43
(21 to 38) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC