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64 JESSOPP AVENUE,
BRIDPORT, DORSET, DT6 4ES.
£340,000 FREEHOLD

BEDROOM WITH ENSUITE TWO FURTHER BEDROOMS

BEDROOM FOUR/DINING ROOM BATHROOM SEPARATE WC RECEPTION HALL

LOUNGE KITCHEN UTILITY ROOM GARDENS PARKING

GAS CENTRAL HEATING DOUBLE GLAZED VIEWS

An immaculate detached modern bungalow close to all amenities, in preferred residential area.

Property comprises a detached bungalow having attractive brick elevations under a tiled roof and replacement UPVC double glazed windows and external doors. Constructed circa 1980 and benefiting from recent updating and extension. The result being a superior well represented property. Features include ensuite facilities to main bedroom. Attractive modern kitchen. Spacious reception hall. The four bedrooms offer the opportunity for a separate dining room and or study. The combination of the two lounge areas give an exceptional spacious area. Fitment and decorations are excellent throughout. Externally the gardens are well tended with green house and garden storage shed. The property enjoys an almost level site being about a third of a mile from Bridport town centre with nearby super stores. Excellent walking and exercising facilities. Bridport town centre having excellent retail and commercial amenities with ample opportunity to pursue leisure

pursuit's activities with art centre, sports centre, cinema and various organizations and societies. Coastal facilities are available at West Bay some two miles distant with its quaint harbour, beaches and Juristic Coastal walks. Those persons seeking a property requiring little or no future works for the immediate further are advised an early viewing.

The Accommodation Comprises:

Lobby: UPVC decorative double glazed entrance door with matching side panel to the entrance lobby.

Hall: Decorative double glazed UPVC door and matching side panel opening to the reception hall. Radiator with display self. Three pendent light points. Access to the insulated roof part boarded space by fold away loft ladder. Double doors to the linen cupboard with slated shelving and pre lagged hot water cylinder. Door the cloaks cupboard with shelf and hanging rail. Coved and artex ceiling. Georgian style decorative glazed door opening to the



Sitting room: about 15'7ft (4.77m) by 16'8ft (5.08m) featuring white marble effect fire place containing remote controlled living flame log effect gas fire. Radiator. Covered ceiling. Two wall light points. Pendant light points. TV aerial point. Double glazed window with side view. Arch way to the further

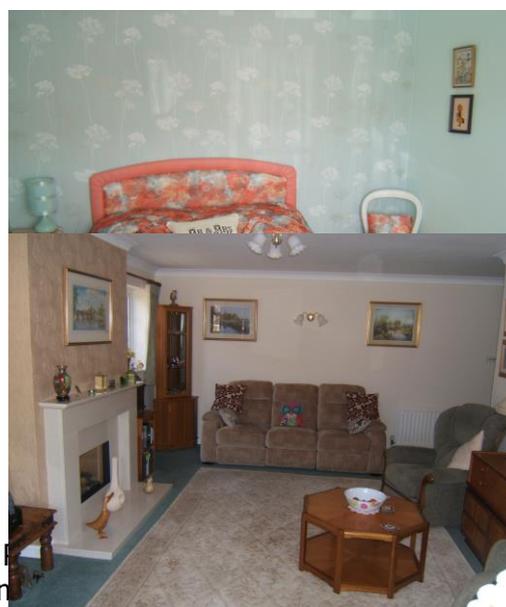
Lounge area: about 9ft (2.7m) by 10'5ft (3.2m) Radiator. Coved ceiling. Pendant light point. Double glazed window unit with tiled sill, giving views to the rear garden over adjacent property to distant hill side. Double glazed patio. Sliding door giving access to the garden and permitting pleasant distant view to farm land and woodland over adjacent properties.



Kitchen: about 14ft or (4.2m) by 10.2ft (3.1m) well fitted with attractive modern units with roll edge laminated work surface, inset four burner gas hob unit, inset stainless steel sink unit hot and cold mixer tap. Decorative tiling to the rear. Cooker filter hood. Double high level electric ovens. Excellent range of grey fronted storage cupboards and high level cupboards. Coved ceiling, 8 recess ceiling spot lights. Double radiator. Further work surface with space under for dish washer, refrigerator and decorative tiling to the rear. Programmer for central heating control. Window fitted with decorative roller blind. Tilled sill and side view. Decorative double glazed UPVC door giving access to side passage.

Utility room: about 9'9ft (3m) by 5'6ft (1.7m) Roll edge laminated work surface with cupboard under. Range of high level cupboards. Plumbing for washing machine. Cupboard containing gas fired boiler for domestic hot water and central heating. Tall dry store cupboard. Circular light fitting. Window with side views.

Bed room 1: about 12'10ft (3.9m) by 10'6ft (3.2m) including range of fitted wardrobe cupboards with inset mirror. Pendant light point. Radiator. Coved ceiling. Bow window with deep display shelf and fitted with double glazed replacement unit giving view southerly to the frontage and adjacent property. Door to the En-suite wet room with thermostatic controlled shower. Low level close coupled WC with concealed cistern. Chrome ladder style radiator. Vanity basin, hot and cold mixer tap. Fully tiled. Coved ceiling. Three recess ceiling spot lights. Window double glazed unit with roller blind.



Bed room 2: about 11'3ft (3.4m) by 9'8ft (2.9m) Radiator. Window with double glazed replacement unit giving views as bedroom

Bed room 3/Study: about 10'8ft (3.3m) by 9ft (2.7m) including fitted wardrobe cupboards with four frontage doors and storage compartments over. Pendant light point. Coved ceiling. Double glazed replacement window unit with views to the rear garden and over adjacent properties to local farm land and wooded hill side.



Bedroom 4/Dining room: about 13'10ft (4.2m) by 10ft (3m) Radiator. Coved ceiling. Pendant light point. Views over the rear garden and adjacent properties to local farm land and woodland.

Bathroom: spacious fitted with white suit comprising of panelled bath hot and cold. Corner shower with electric shower unit, glazed front and seat. Vanity basin. Radiator. Electric shaver light and point. Mirror with spot lights. Tiling to walls, shower area clad with decorative panels. Window with tiled sill, roller blind and double glazed. Separate

WC: with low level push button close coupled suite, wash hand basin hot and cold, half tiling to walls. Coved ceiling. Window replacement unit with roller blind.

Outside: paved parking area for two vehicles. Easy managed lawn area with herbaceous borders and shrubs. Enjoying pleasant southerly aspect. Side passage way to the rear garden. Cold water tap. Outside motion sensor lighting. The rear garden comprises of well-kept easily manage area with large paved patio, two

sections of easily maintained shaped lawn areas with paved pathways. Herbaceous borders. Mature shrubs. Modern alloy green

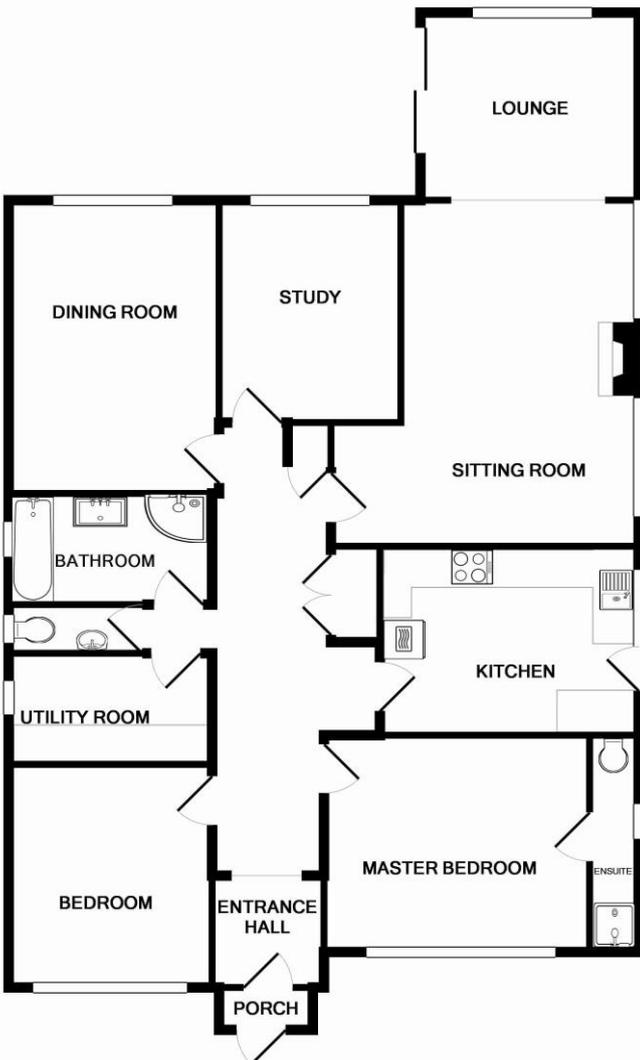
house. Electric sun awning. Outside lights. Various mature shrubs. The garden has a pleasant aspect bonded by timber panelled fencing. Timber garden store.



SERVICES: All mains service connected. Gas fired central heating. Double glazing. Internal security alarm fitted.

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

VIEWING: Strictly by appointment with Holloway Estate Agents



Energy Performance Certificate



64, Jessopp Avenue, BRIDPORT, DT6 4ES

Dwelling type:	Detached bungalow	Reference number:	0428-2966-6230-9255-3974
Date of assessment:	02 October 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	03 October 2015	Total floor area:	133 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,904
Over 3 years you could save	£ 516

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 219 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;"> You could save £ 516 over 3 years </div>
Heating	£ 2,127 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 447 over 3 years	£ 264 over 3 years	
Totals	£ 2,904	£ 2,388	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient • lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		
	70	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 255	✔
2 Low energy lighting for all fixed outlets	£55	£ 93	
3 Solar water heating	£4,000 - £6,000	£ 168	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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