

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



www.e-holloway.co.uk TEL: (01308) 422121

E-mail: sales@e-holloway.co.uk



**11 KINGFISHER COURT, WEST BAY,
BRIDPORT, DORSET DT6 4HQ.
£205,000 LEASEHOLD
WITH SHARE OF FREEHOLD**

**TWO BEDROOMS
SHOWER ROOM
PARKING**

**LIVING ROOM
KITCHEN
SEA VIEWS**

**TWO BALCONIES
GARAGE**

A first floor residential apartment with sea views in a Jurassic coastal holiday fishing village.

The property comprises a first floor apartment in a complex situated just off the beach front promenade in this popular coastal holiday village, with direct access to the Jurassic coastal foot path. The property has been well maintained and features a spacious living room with the two balconies, all enjoying superb marine views. West Bay village has a quaint harbour, beaches, piers, golf course, hotels, inns and shops catering for daily requirements, plus the usual attributes of a coastal resort. Nearby is the market town of Bridport with its retail and commercial facilities including theatre, cinema, sports centre and various organisations and societies. The property is held on the remainder of a 999 years lease, with 12 months occupation and the participation in the freehold in the West

Bay management Company. Those persons seeking a pleasant retreat for occasional use, a holiday letting business or indeed permanent occupation are advised an early viewing.

The Accommodation Comprises:

Staircase rising to the communal external landing with decorative half glazed and double glazed upvc door opening to the

Kitchen: about 8ft (2.4m) by 7.10ft (2.4m) fitted with beech effect units with roll edge work surface, inset four ring electric hob unit, built under electric oven. Inset stainless steel sink with hot and cold taps. Tile surround to work surface. Cooker filter hood. A range of high level cupboards. Wall mounted electric convection heater. Electricity meter with fuses. Pendent light point. UPVC double glazed window giving pleasant views over adjacent property to the distant hillside. Door to the

Living Room: about 19.4ft (5.9m) by 13.8ft (4.2m) slightly irregular shape. Coved ceiling. Two pendent light points. Night storage heater. Side window giving view northerly view over West Bay caravan site, farm land, Bridport town and distant hills. Glazed door and glazed side panels giving access to and view from the



Balcony: about 13.6ft (4m) by 5ft (1.5m) being triangular shaped with a pair of double glazed patios door and side panels, giving views westerly to the frontage including West Bay residential area and extensive sea views over Lyme Regis Bay. Door to

Bedroom 1: with approach corridor and about 14.7ft (4.5m) by 7ft (2m) pendent light point. Glazed door with matching glazed panel opening to the



Balcony: about 13.6ft (4m) by 4.9ft (1.45m) again triangular in shape with double glazed patio door and glazed side panels. Extensive views over Lyme Regis Bay and West Cliff Residential Area.

Bedroom 2: about 12.7ft (3.8m) by 7ft (2.1m) a slightly irregular shape with pendent light point. Double aspect windows giving views through the two balconies to the west cliff and extensive sea views.

Inner Lobby Area: with coat rack and storage cupboard with linen cupboard, pre lagged water cylinder and shelving. Door to

Shower Room: fitted with white suite and tiled walls. Glazed fronted corner shower cubicle with electric instant shower unit. Pedestal wash hand basin with hot and cold mixer tap. Low level close coupled push button WC. Globe style light fitting. Infra-red wall mounted heater. Double glazed window fitted with roller blind.



Outside: Garage number: 4 in block close by.

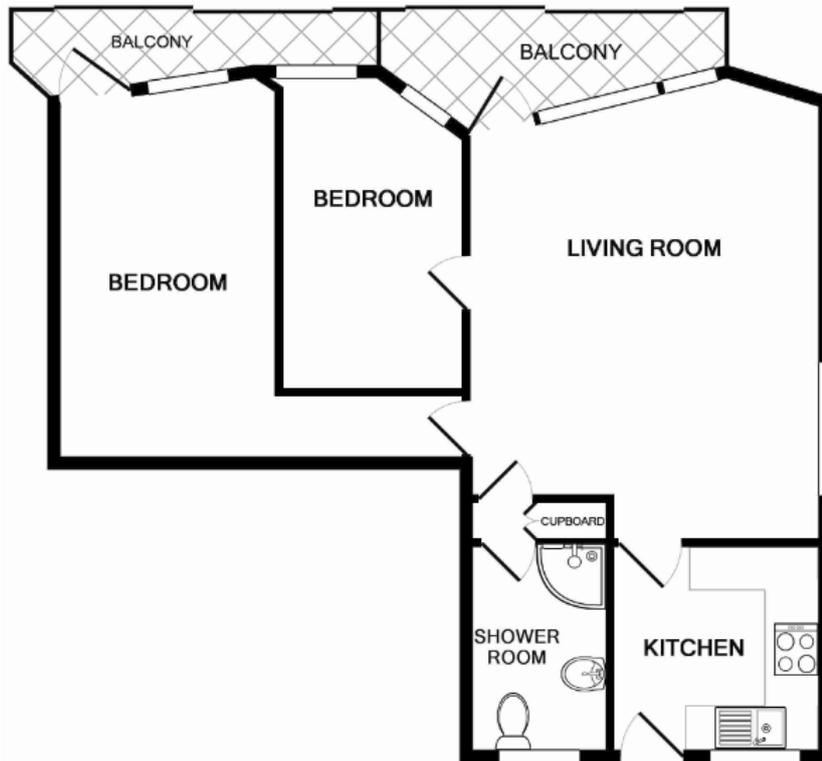
Services: Mains water, electricity, mains drainage and electric storage heating.

Outgoings: West Dorset District Council. Local Council Tax Band: A, £1179 per annum.

Resident's charges: Annual maintenance charges approx. £1800.

Lease: The property has a share of the West Bay Management Company with the remainder of a 999 year lease. Approximately 985 years remaining.

Viewing: Strictly by appointment with Holloway Estate Agents



TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)

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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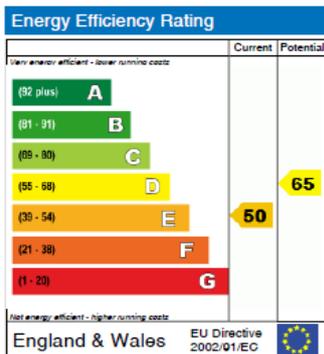
Energy Performance Certificate



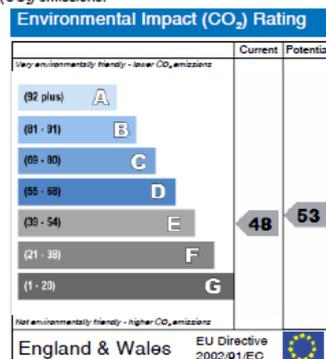
11, Kingfisher Court
West Bay
BRIDPORT
DT6 4HQ

Dwelling type: Top floor flat
Date of assessment: 29 April 2009
Date of certificate: 30 April 2009
Reference number: 8211-8324-6550-9181-5026
Total floor area: 64 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.



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	450 kWh/m ² per year	399 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	3.9 tonnes per year
Lighting	£39 per year	£39 per year
Heating	£441 per year	£355 per year
Hot water	£217 per year	£116 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 EST 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