

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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**3 HANNAH COURT,
BRIDPORT, DORSET, DT6 5DZ.**
£175,000 LEASEHOLD WITH SHARE OF FREEHOLD

**2 BEDROOMS
RECEPTION HALL
DOUBLE GLAZING
COMMUNAL GARDENS**

**COMMUNAL ENTRANCE HALL
LOUNGE/DINING ROOM
GAS CENTRAL HEATING**

**BATHROOM
KITCHEN
PARKING**

A spacious, modern purpose built first floor apartment in small block of four, 1/2 miles from market town centre on bus route. Nearby, corner shop, Inn and rural walks.

The property comprises a first floor apartment in a modern purpose built block having attractive brick elevations under an interlocking tiled roof constructed to N.H.B.C requirements by local builders of high repute some 30 years ago. Decorations are good throughout with coved ceiling. We understand the gas boiler has recently been replaced. The property offers surprisingly spacious accommodation. Bridport town centre is about 1/2 mile distant being an almost level walk. The property is situated on a bus route.

These persons seeking an easily managed property, with parking, close to amenities are advised an early viewing.

The accommodation comprises Entrance Foyer shared with three others. Staircase rising to the

First Floor Landing: Decorative Georgian wired glazed entrance door opening to the

Reception Hall: Radiator display shelf over. Pendant light point. Access by fold away loft ladder to the insulated rood space. Telephone point. Thermostat for central heating control. Door to the

Lounge/Dining Room: about 16'8ft (5.08m) by 11'10ft (3.62m) double radiator. Pendant light point. Two wall light points. TV aerial point. Two windows with views to adjacent property and the street scene.



Bedroom One: about 18'10ft (5.74m) by 11'10ft (3.63m) max. Including extensive wardrobe fitment extending along one wall with hanging rail and shelving. Radiator. Two windows with views to the street scene and adjacent properties. Pendant light point. Two wall light points.

Bedroom Two: about 12'2ft (3.73m) by 9'3ft (2.83m) Radiator. Views to the adjacent property and communal garden area.



Kitchen: about 11'6ft (3.52m) by 8ft (2.45m) Well fitted with laminated work surfaces with timber edging and inset 2 ½ bowls stainless steel sink, hot and cold mixer tap, drawers and cupboards under. Range of high level cupboard. Plumbing for automatic washing machine. Inset four ring gas hob unit. Built in high level electric double oven. Cooker filter hood. Tiled surround to work surface. Radiator with display shelf over. Pendant light point. Two ceiling recess spotlights. Wall mounted gas-fired boiler for domestic hot water and central heating. Window with roller blind and tiled sill, giving views to the adjacent property and communal garden area.



Bathroom: Comprising white panel bath, hot and cold mixer tap with shower attachment. Modern panel surround. CP handgrips. Pedestal wash hand basin, hot and cold. Low level closed coupled WC. Radiator with display shelf over. Electric shaver light and point. Window.

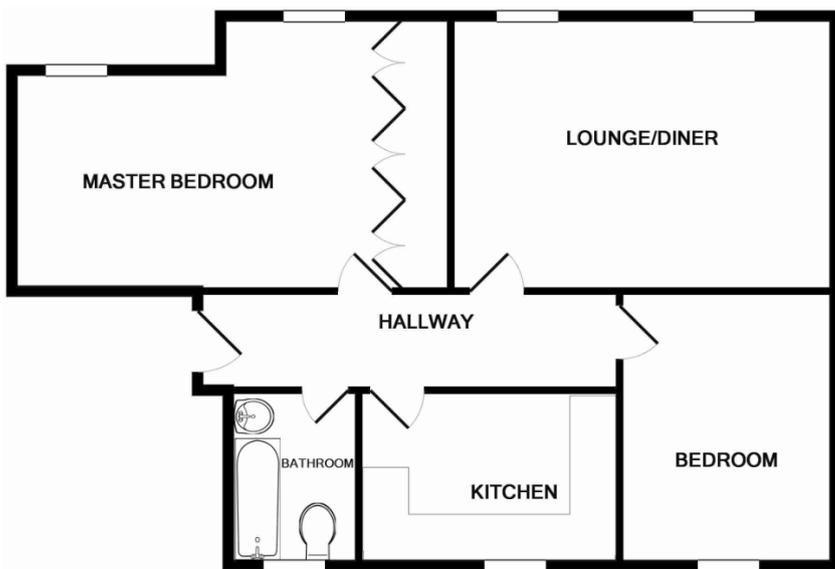
Outside: Use of the communal garden area and car parking space.

Outgoings: Local Council Tax Band B. Maintenance charge is £185.00 twice a year to include insurance of the building and communal lighting.

Tenure: Long lease. Freehold share with three others.

Services: All main services connected. Gas fired central heating. Telephone subject to BT regulations.

Viewing: Strictly by appointment with Holloway Estate Agents.



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 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

Flat 3 Hannah Court, North Allington, BRIDPORT, DT6 5DZ

Dwelling type: Top-floor flat
Date of assessment: 04 March 2016
Date of certificate: 04 March 2016

Reference number: 0245-2834-7175-9006-4471
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 m²

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:	£ 1,734
Over 3 years you could save	£ 96

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 156 over 3 years	You could save £ 96 over 3 years
Heating	£ 1,200 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 267 over 3 years	£ 267 over 3 years	
Totals	£ 1,734	£ 1,638	

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		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(23-34) E		
(13-22) F		
(1-12) G		
Not energy efficient - higher running costs		

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 Low energy lighting for all fixed outlets	£35	£ 93	

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.