

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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16 GLEBE CLOSE
BRIDPORT, DORSET, DT6 4DT.
£285,000 FREEHOLD

3 BEDROOMS
CLOAKROOM
UTILITY AREA
GARDEN STORE

SHOWER ROOM
LOUNGE/DINING ROOM
GARDENS
GAS CENTRAL HEATING

RECEPTION HALL
KITCHEN
GARAGE
VIEWS

A semi-detached family house in popular residential area constructed circa 1970 having brick elevations with attractive decorative tile hanging panel, under a tiled roof. Replacement double-glazed windows have been installed. The property is in good decorative order. It is located on an almost level site, some ¼ mile from the market town centre with nearby Morrison's Superstore. Coastal facilities are 1½ miles distant at West Bay and there is ample opportunity for pleasant rural walks. Bridport is a thriving market town with multi-nationals being represented, good schools, banks, strong commercial centre and light industrial units. West Bay is on the long Jurassic Coastal Path and has a quaint harbour, beaches, golf course and the usual attributes of a small coastal resort. Those persons seeking a family house, on a level site close to amenities, are advised an early viewing.

The Accommodation Comprises:

Substantial **Storm Porch** over the main entrance, having decorative alcoves and globe style light over the decorative double glazed UPVC entrance door to the

Reception Hall: Thermostat for central heating control. Radiator with display shelf over. Smoke detector. Door to storage cupboard housing the electricity and gas meters. Door to the

Lounge/Dining Room: about 12ft (3.7m) by 14ft (4.3m) plus dining area about 8'10ft (2.7m) by 10ft (3.24m) the room having a total length of 26'2ft (8m) **Lounge Area** with reconstituted stone fireplace and matching hearth. Coved ceiling. Three wall light points. Pendant light point. TV aerial point. Two radiators. Large replacement double-glazed picture window unit, giving views of the frontage, adjacent properties and Bothen Hill.



Dining Area: with serving hatch to kitchen, double radiator, coved ceiling, pendant light point, double glazed patio sliding door giving access to the rear garden and permitting excellent light.

Kitchen: about 9'5ft (2.8m) by 10ft (3.3m) Very spacious and light. Well-fitted with units comprising double drainer stainless steel sink unit, hot and cold mixer tap, drawer and cupboards under. Gas fired boiler for domestic hot water and central heating

Attractive timber effect laminated roll-edged work surfaces with a range of cupboards under and breakfast bar. Two glazed fronted china display cabinets plus other high-level cupboards. Tiled surround to work surface. Coved ceiling. Central heating control panel. Globe-style centre light. Serving hatch to dining area. Double glazed window unit giving views to the rear garden. Decorative double glazed door giving access to the



Rear Utility Area: with plumbing for washing machine. Glazed door and matching side screen giving access to the garden. Wall mounted electric heater. Decorative glazed door with matching side-panels giving access to the frontage. Glazed section above. Door to

Cloakroom: with low level suite. Wash hand basin, hot and cold. Electric light.

Reception Hall: staircase with handrail to

First Floor

Landing: Double glazed window unit with views over estate and adjacent property. Access by foldaway loft ladder to the insulated roof area. Coved ceiling and light point. Door to the linen cupboard fitted with pre-lagged hot water cylinder, fitted with immersion heater and slatted shelving.

Bedroom One: about 13ft (3.9m) by 10'4ft (3.2m) Decorative coved ceiling, pendant light point, radiator, double glazed window unit giving views to the rear garden and farm land.



Bedroom Two: about 11'4ft (3.5m) by 11'2ft (3.4m). Coved ceiling. Pendant light point. Radiator. Views easterly to the frontage over the estate. Pleasant outlook to Bothen Hill and farmland beyond.

Bedroom Three: about 7'10ft (2.4m) by 8ft (2.4m). Double louvre doors to wardrobe cupboard. Coved ceiling, pendant light point. Window fitted with sun-blinds, double glazed unit with views as Bedroom Two.

Shower Room: Tiling to 2 walls providing shower corner unit with thermostatic electric independent shower unit with a decorative glazed corner cubicle. Wash hand basin. Hot and cold mixer tap. CP ladder-style modern radiator. Globe style electric light. Window replacement unit. Decorative double glazing. **Separate W.C.** with low level suite. Half-tiling to walls. Decorative double-glazed window with tiled sill.

Outside: to the front is a well-kept lawned area with herbaceous border and shrubs. Paved parking for two vehicles, leading to the



Attached Garage: about 23'10ft (7.3m) by 8'3ft (2.5m). Electric power and light. Personnel door. Two windows. Between the garage and the house is a recessed storage area with a light, leading to the rear utility area.

The rear garden comprises a large paved patio, well-kept lawned area with shrubs, herbaceous border, shingled area, timber garden store shed. Bounded by natural hedging, timber-panel fencing and a brick wall, with pedestrian access to Sea Road South. Outside cold water tap.

Services: All main services connected. Gas-fired central heating, sealed unit, double glazed. Council Tax Band C, EPC D.

Energy Performance Certificate



16, Glebe Close, BRIDPORT, DT6 4DT

Dwelling type: Semi-detached house
 Date of assessment: 18 August 2016
 Date of certificate: 18 August 2016

Reference number: 8203-6784-2629-3097-4863
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 83 m²

Use this document to:

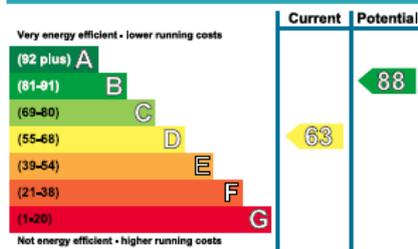
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,625
Over 3 years you could save	£ 1,104

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 165 over 3 years	
Heating	£ 1,635 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 741 over 3 years	£ 222 over 3 years	
Totals	£ 2,625	£ 1,521	

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

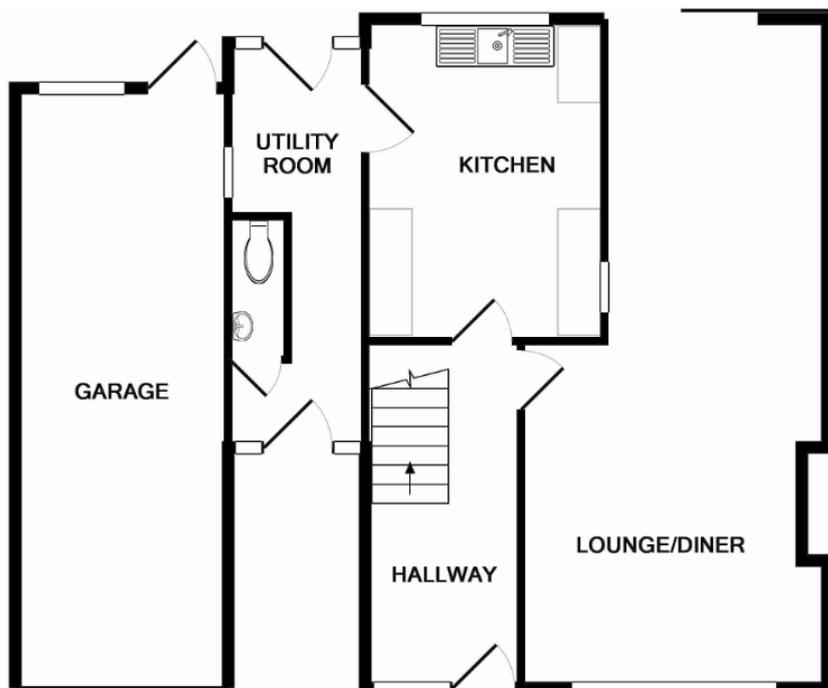


The graph shows the current energy efficiency of your home.

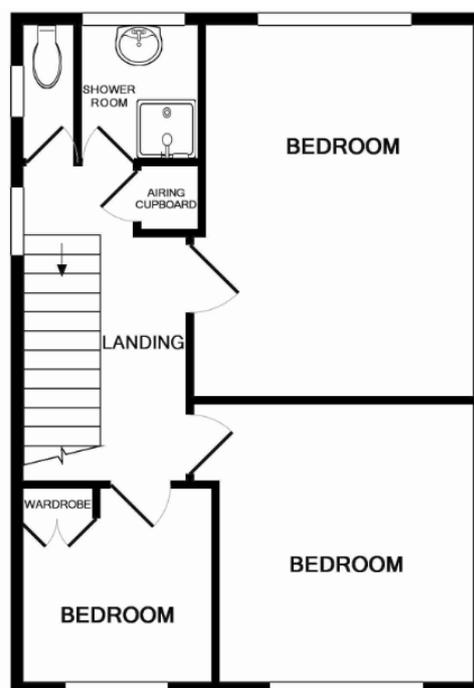
The higher the rating the lower your fuel bills are likely to be.

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).



GROUND FLOOR
 APPROX. FLOOR AREA 734 SQ.FT.
 (68.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR AREA 464 SQ.FT.
 (43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1197 SQ.FT. (111.2 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