

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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**120A HIDEAWAY COTTAGE, NORTH ALLINGTON,
BRIDPORT, DORSET, DT6 5DZ.**
£140,000 FREEHOLD

**1 BEDROOM
KITCHEN
GARDEN STORE**

**BATHROOM
GARDEN
CENTRAL HEATING**

**LIVING ROOM
GARDEN CHALET
DOUBLE GLAZING**

A bijou cottage in a tranquil location with garden.

A semi-detached cottage having attractive colour wash elevations under a tiled and slate roof. Roof having received attention in recent times. UPVC double glazed windows and external door are fitted. Decoration are excellent throughout. Property being recently refurbished with attention to kitchen and bathroom equipment and offers very convenient and easy managed facilities. Heating is by a multi fuel stove in the sitting room plus modern wall mounted thermostatically controlled electric heaters. Externally the property has a good size garden. South facing with a high degree of privacy. The property is located well away from passing traffic off a gravel pathway, being some ten minutes

walk from the town centre. Nearby is Allington Hill with facilities for excellent rural walks. There is a bus service to the town centre if required. The market town having a vibrant retail section, commercial offices, banks, building societies, hospital, health centre. Coastal facilities at West Bay 2 miles distant. These persons seeking a pretty character cottage with easy managed accommodation and close to all amenities are advised an early viewing.

The accommodation comprises:

Decorative glazed UPVC entrance door with decorative light over, opening to the

Living Room: about 16'4ft (5m) by 10ft (3m) featuring recess fireplace fitted with modern multi fuel stove, timber flooring. Window seat. Six recess ceiling spot lights. Cupboard containing the electricity meters and fuses. Two wall mounted modern electric thermostatically controlled heaters. Two replacement double glazed window units giving view southerly over the rear garden. Step up to the



Kitchen Area: fitted with laminated work surface. Inset stainless steel sink. Tiling to the rear. Drawers and cupboards under. Four adjustable ceiling spot lights. Shelving. High level cupboard. Electric cooker panel. Plumbing for washing machine. Extractor unit. Two double glazed window units giving views to adjacent property and to the rear garden. Cottage style stairs with hand rail rises to the **first floor** landing, knotted pine door opening to the

Bedroom: about 9'9ft (3m) by 10ft (3m) featuring ornate cast iron fireplace. Pendent light point. Electric thermostatically controlled wall panel heater. Double doors to wardrobe cupboard with hanging rail and storage compartment over. Double glazed window unit giving views southerly to the rear garden and adjacent gardens. Knotted pine door to the



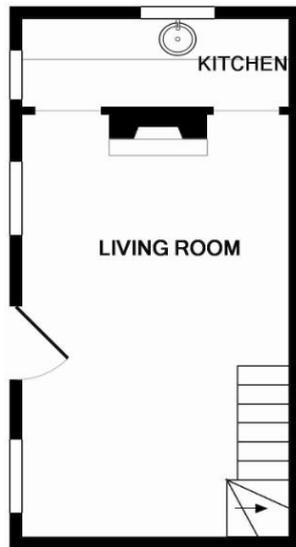
Bathroom: with white suite comprising panelled bath hot and cold. Fitted electric independent shower unit with side shower screen. Full high tiled surround. Low level close coupled WC. Pedestal wash hand basin hot and cold. Electric CP towel rail. Extractor unit. Double glazed window with deep cill. Wall mounted duplex style electric heater. Ceiling light. Access to the insulated roof space.

Outside: From the street the property is approached by a gravel pathway with wicket gate, shared with one other. The rear garden comprises a large paved patio. Area of decking. Further area of garden with crazy paving beyond which is the **timber garden chalet** about 5'9ft (1.7m) by 6'10ft

(2m) further timber **garden store** shed with window about 4ft (2.1m) 6ft (1.8m). Several mature shrubs in the garden and a well-established silver birch tree.



Services: Mains water electricity and drainage are connected. Modern thermostatically electric heaters. Double glazing. There is an outside cold water tap. Local council tax band A. Awaiting EPC



GROUND FLOOR
APPROX. FLOOR
AREA 240 SQ.FT.
(22.3 SQ.M.)



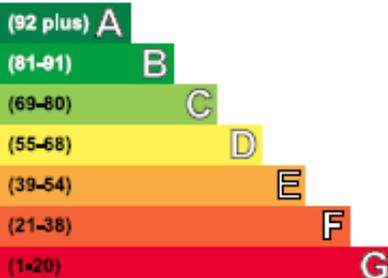
1ST FLOOR
APPROX. FLOOR
AREA 196 SQ.FT.
(18.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.4 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 Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
17	76

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).