

**ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL**



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



[www.e-holloway.co.uk](http://www.e-holloway.co.uk) TEL: (01308) 422121

E-mail: [sales@e-holloway.co.uk](mailto:sales@e-holloway.co.uk)



**132 SOUTH STREET**  
**BRIDPORT, DORSET, DT6 3NW**  
**£178,000 FREEHOLD**

**2 BEDROOMS**  
**ENTRANCE LOBBY**  
**COMMUNAL PARKING**  
**LOCAL COUNCIL TAX BAND**

**KITCHEN/DINING ROOM SITTING ROOM**  
**BATHROOM GARDEN**  
**GAS CENTRAL HEATING EPC D**

A mid terrace ex local authority listed character cottage offering convenient and interesting accommodation with garden and parking.

The property comprises a grade II ex local authority listed character cottage having brick elevations to the front and local stone elevations to the rear under a slate roof. Timber frame windows are installed with double glazed sandwich glazing fitted. The property is in fair decorative order, having modern kitchen fitments. The property benefits from easily maintained garden to the rear and direct access to the local communal car park. The property is located at the lower end of South Street in close proximity to the Morrison's Supermarket, primary school with the town centre being five/ten minute's walk. Coastal facilities are available at West Bay some one and half miles distant. Those

persons seeking a character town cottage with garden and parking and fulfilling the ex-local authority residential requirement are advised an early viewing.

**The Accommodation Comprises:**

Timber panel entrance door with decorative stain glass lead lighted panel over opening to

**Reception Lobby:** Coat Rack. Electricity meter and fuses. Panelled door to

**Dining Area:** About 12'10" (4m) by 11'10" (3.62m) to recess. Three adjustable ceiling spot lights. Telephone point. Radiator. Former concealed fireplace.

**Kitchen Area:** About 13'10" (4.21) by (2.52m) with modern shaker style light painted kitchen with timber effect work surfaces, inset ceramic one and a half bowl sink. Built in electric oven. Tiled surround to work surface. Range of drawer and cupboards under. Range of high level cupboards. Dry food cupboard. Six adjustable ceiling spotlights. Space for fridge. Space for washing machine/dryer. Access to limited loft space. Ceramic flooring. Casement doors, fitted with roller blind, giving access to patio and garden allowing westerly views. Window, fitted with roller blind giving views onto adjacent property. Expelair unit.



**Sitting Room:** About 10'8" (3.25m) by 11'5" (3.5 m) Featuring decorative fire place with glazed hearth and living flame coal effect gas fire. Alcove cupboards and display shelving. Pendant light point. TV aerial point. Radiator. Three uplighters. Window with views to street scene.

From the **Sitting Room** cottage style stairs rise to

**First Floor Landing:** Access to insulated roof space. Panelled door to

**Bedroom One:** About 11'10" (3.6m) by 10'10" (3.3m) Radiator. Pendant light point. Window fitted with roller blind. Views to street and a glimpse of Bothen Hill.

**Bedroom Two:** About 6'8" (2.2m) by 6'10" (2.1m) Pendant light point. Radiator. Window with deep sill with westerly views over the rear garden and local properties.



**Bathroom:** With white suite comprising panelled bath with mixer tap shower attachment, low level close coupled push button wc, pedestal wash hand basin, tiling surround. Radiator. Window with tiled cill. Shower rail and curtain. Double doors to cupboard containing the plumbing for washing machine and slatted shelving.

**Outside:** To the rear is a large paved patio beyond which is the garden area arranged for easy maintenance with shingled area to main part, herbaceous borders and mature shrubs. Garden timber store shed. Side pedestrian access gate to parking area. Garden bounded by timber fencing enjoying an open south and westerly aspect. Outside tap. Outside light. Communal parking to the rear.

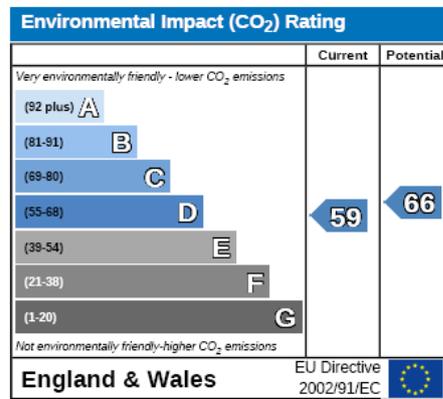
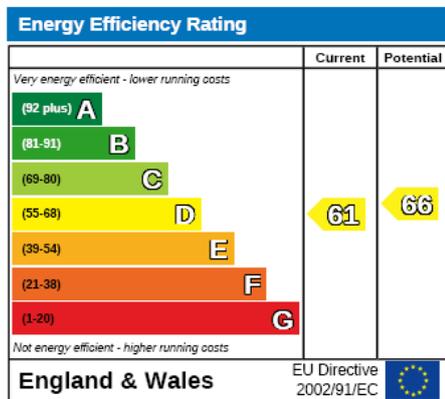


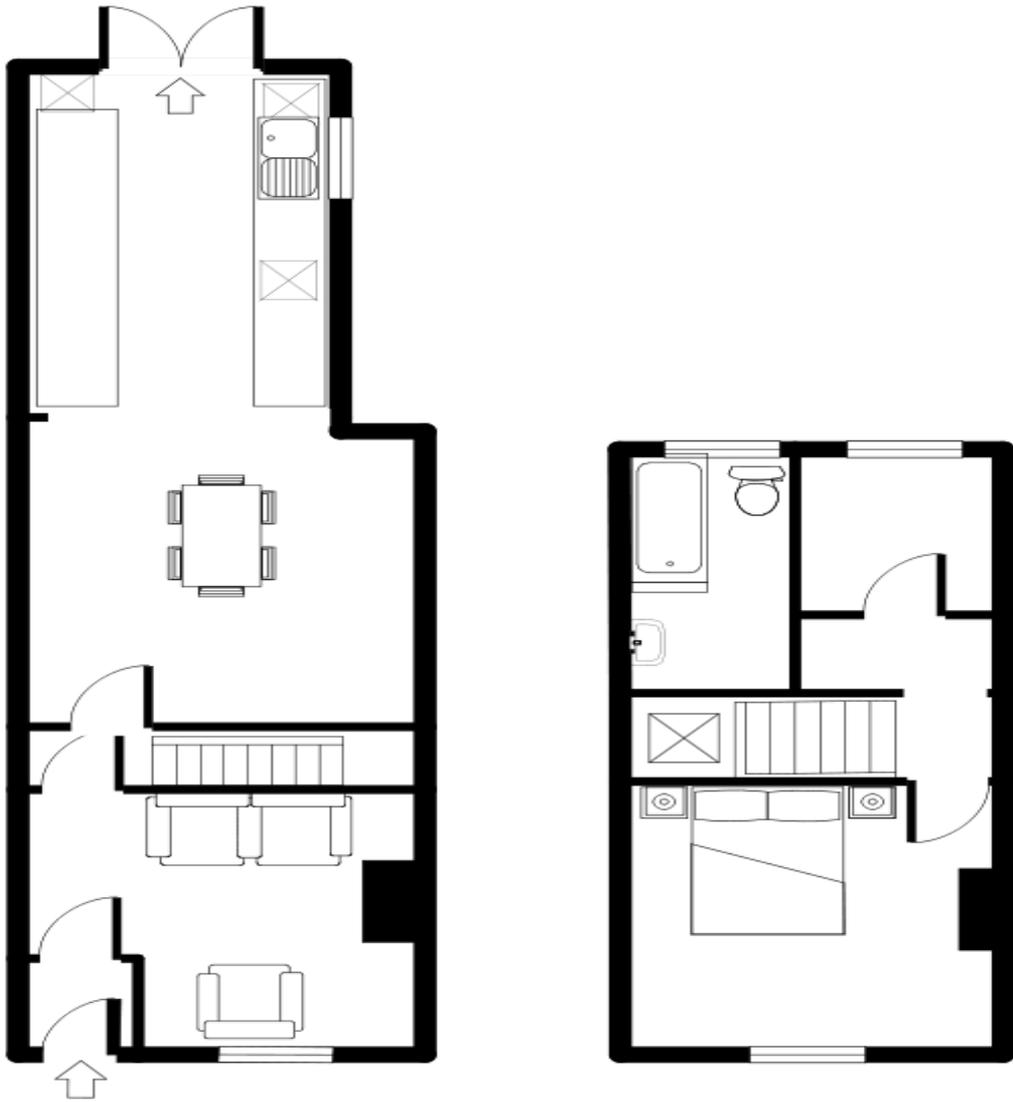
**Services:** All main services connected. Gas fired central heating. Telephone subject to BT regulations. Double glazing in timber frames.

**Tenure:** Although being Ex Local Authority the property is Freehold. Magna Housing Association Restrictions apply regarding occupancy.

**Viewing:** Strictly by appointment with Holloway Estate Agents

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 (CO<sub>2</sub>) emissions.





ground floor

132 SOUTH STREET  
For identification only - Not to scale  
© Holloway Estate Agents