

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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**16 HERON COURT, WEST BAY,
BRIDPORT, DORSET, DT6 4HF.
£160,000 LEASEHOLD**

**BEDROOM
KITCHEN
ELECTRIC HEATING**

**ENSUITE SHOWER
COMMUNAL GROUNDS
COUNCIL TAX BAND A**

**LIVING ROOM
PARKING
EPC F**

A recently remodelled first floor coastal apartment in holiday/fishing village in close proximity to beach, harbour and Jurassic coastal walks.

The property comprises of a first floor apartment in a two storey building set back from the beach and promenade in this coastal fishing holiday village. The accommodation has been remodelled and has excellent decorations and new flooring which has to be inspected to be fully appreciated.

West Bay has an active residential community and the usual attributes of a small coastal resort. With inns, hotels, golf course, harbour, beaches, and shops catering for daily requirements. Major facilities available at the market town of Bridport some two miles distance, and major towns of Weymouth

and Lyme Regis nearby. Those persons seeking an easily managed coastal property requiring very little immediate future maintenance are advised an early viewing.

The Accommodation Comprises:

Decorative double glazed UPVC entrance door opening into the

KITCHEN: About 8' (2.5m) by 7' 9" (2.4m) recently fitted with units comprising of roll edge laminated work surface, inset stainless steel sink hot and cold. Further work surface with inset four ringed halogen hob unit, with built under oven with attractive tiling to the rear, and stainless steel cooker extractor filter hood over. Range of white fronted cupboards with stainless steel handles presenting a most attractive scenario. Space for refrigerator. Space for washing machine. Three recessed ceiling spot lights. Double glazed window unit giving views to adjacent property. Dimplex fan assisted wall mounted heater. Access to roof hatch.



LIVING ROOM: About 13' 6" (4.12m) by 13' (4m) south facing room with pair of double glazed casement doors and matching side panels, extending along the front elevation with views to the communal gardens and adjacent property. TV aerial point, telephone point. Wall mounted convector heater pendant light. Door to the

BEDROOM: About 7' 9" (2.4m) by 10' 9" (3.3m) wall mounted convector heater. Coved and aertex ceiling. Pendant light point. High level window. Door to the



EN-SUITE SHOWER ROOM: With corner tiled shower cubicle with Mira electric instant shower unit. Low level push button coupled W C. Vanity basin. Tiling to the rear. Electric shaver point. Door to storage cupboard also housing the modern electric pressurised water heater. Recessed two ceiling spotlights.

Window being decorative double glazed unit with tiled cill.

OUTSIDE: Use of the communal gardens. Parking as available. Dustbin storage area.

SERVICES: Mains water electricity and drainage are connected.

OUTGOINGS: Local council tax band A

TENURE: The remainder of 999 year lease. Maintenance charges £908 per annum to include building insurance, outside structural maintenance, use of communal gardens.

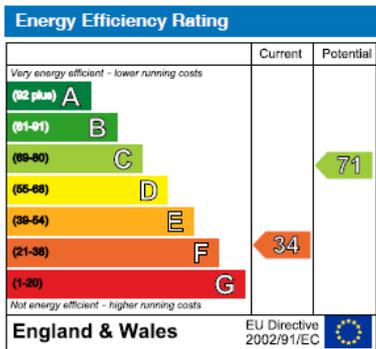
VIEWING: Strictly by appointment with Holloway Estate Agents.

Energy Performance Certificate 

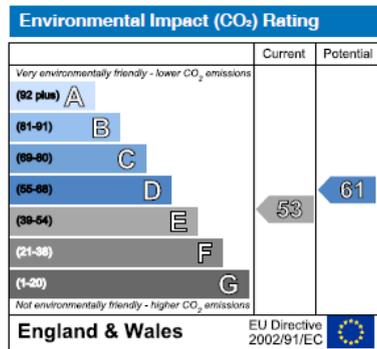
16, Heron Court
West Bay
BRIDPORT
DT6 4HF

Dwelling type: Top-floor flat
Date of assessment: 09 June 2009
Date of certificate: 09 June 2009
Reference number: 0267-2821-6061-0901-8841
Total floor area: 38 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	512 kWh/m ² per year	419 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.4 tonnes per year
Lighting	£32 per year	£20 per year
Heating	£458 per year	£218 per year
Hot water	£245 per year	£98 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.

 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's 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

Ground Floor

