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**13 COURT ORCHARD ROAD**  
**BRIDPORT, DORSET, DT6 5EY.**  
**£350,000 FREEHOLD**

**4 BEDROOMS**

**SHOWER ROOM**

**RECEPTION LOBBY**

**ENTRANCE HALL**

**SITTING ROOM**

**LARGE KITCHEN/DINER**

**UTILITY ROOM**

**ANNEXE ENSUITE**

**WORKSHOP**

**GARDEN**

**PARKING**

**GAS CENTRAL HEATING**

**EPC C**

**LOCAL COUNCIL TAX BAND A**

A most spacious, extended and updated semi-detached ex local authority house plus integral annexe with ensuite facilities for dependant relative.

Features include wood burning stove to the sitting room. Extensive range of solar panels to the roof producing an income. Attractive kitchen and modern shower facilities offering well-presented

surprisingly spacious overall accommodation. To the rear of the property is a large workshop which is currently used for carpentry. Also the garden with summer house. The frontage is concreted to supply parking for up to four vehicles. The property is located in a popular residential area some half mile from Bridport town centre. The town having an excellent range of retail outlets with large supermarkets and commercial outlets with banks, solicitors and ample opportunities for leisure activities. The coastal village of West Bay is some 2 miles distant with quaint harbour, golf course, beaches and the usual attributes of a coastal resort. These persons seeking an unusual spacious property with hobby interests are advised an early viewing.

The accommodation comprise decorative half glazed UPVC entrance door to entrance lobby. Pine clad ceiling. Double glazed picture window fitted with vertical sun blind. Electric light. Half glazed UPVC door to the

**Reception hall:** Double radiator. Pendent light point. Decorative arch. Pine door opening to the

**Sitting Room:** about 15'7" (4.8m) by 10'9" (3.3m) slate hearth with multi fuel stove. Pine mantel shelf. Two radiators. Coved ceiling. Four up lighters. TV aerial point. Double glazed window unit with vertical sun blinds, Views to the frontage and adjacent properties. Patio sliding door giving access to the rear **Utility Area**. From the reception area door to the



**Farmhouse Style Kitchen Dining Room:** overall about 26'8" (8m) by 10'10" (3.3m) max Dining area fitted with two radiators. Double aspect windows, being replacement double glazed units. Ceramic tiled floor. Two pendent light points. Leading on to the kitchen area with modern beach effect units with attractive marble effect roll edge laminated work surfaces with excellent range of high level cupboards and under storage drawers and cupboards with laminated backing. High level double electric oven. Inset 5 burner gas hob unit with built over extractor unit. Strip light. Coved ceiling. Spot light. Under stair alcove recess with fitted matching cupboard. Half glazed door to rear lobby. Door to

**Cloak room:** with low level close couple WC. Wash hand basin hot and cold. Half tiling to walls. Coved ceiling. Window. Extractor unit. From the internal lobby door to the



**Utility room:** about 17'8" (5.4m) by 7'6" (2.3m) fitted with excellent range of laminated roll edge work surface with drawers and cupboards under. Further high level cupboards. Plumbing for washing machine. Pine clad ceiling with strip light. Two Velux style ceiling windows. Decorative half glazed double door giving access to the garden. Door to Annexe



**Annexe Bedroom Five:** about 9'6" (2.9m) by 10'9" (3.3m) plus door access area. Radiator covered ceiling. Electric fan/ceiling mounted light. Sliding door to the **ensuite shower/wet room** with low level push button WC. Wash hand basin. Light. Radiator and window. From bedroom half decorative glazed door giving access to the rear garden and window giving views to the garden and adjacent properties and Allington Hill. From the **reception hall** staircase with hand rail rises to the

**First floor** landing pine door to the walk in storage cupboard with shelving. Access by fold away loft ladder to the loft area being boarded and fitted with two fluorescent lights. Also solar panel control unit.

**Bedroom One:** about 13' (4m) by 9' (2.7m) fitted with built in units with over bed lockers and side wardrobes and cupboards further range of wardrobe cupboards with shelving. Radiator. Ceiling fan/light unit. Window seat. Double glazed window unit with vertical sun blinds giving views to adjacent property and distant hills and woodland. TV aerial point.

**Bedroom Two:** about 11'8" (3.6m) into recess by 8' (2.5m) plus extensive range of wardrobe cupboards and storage areas. Gas fired central heating boiler for hot water and central heating. Further cupboard with radiator for linen storage. Replacement double glazed window unit with vertical sun blinds giving views to the adjacent property, farm land and woodland.

**Bedroom Three:** about 10'3" (3.12m) by 7' (2.15m) radiator. Pendant light point. Double glazed window unit with sun blind giving views to the rear and adjacent property.

**Bedroom Four:** about 10' (3m) by 7' (2m) including range of built in wardrobes, cupboards and dressing table extending along one wall. Pendant light point. Radiator. Views as Bedroom Three.

**Shower Room/WC:** spacious and fitted with wash hand basin. Hot and cold mixer tap. Cupboards under and work surface surround. Corner double shower with folding screen and a thermostatically controlled shower unit. Extractor unit. Full height tiling to walls plus mirrored section. Radiator. Double glazed replacement window unit.

**Outside:** The frontage is concreted and provides parking for up to four vehicles. Side access with security doors to the rear garden there being a raised vegetable area. An area with artificial grass. Concreted base. Hexagonal shaped summer house. Children play area. Bounded by concrete block walling. Outside lights. Door to the

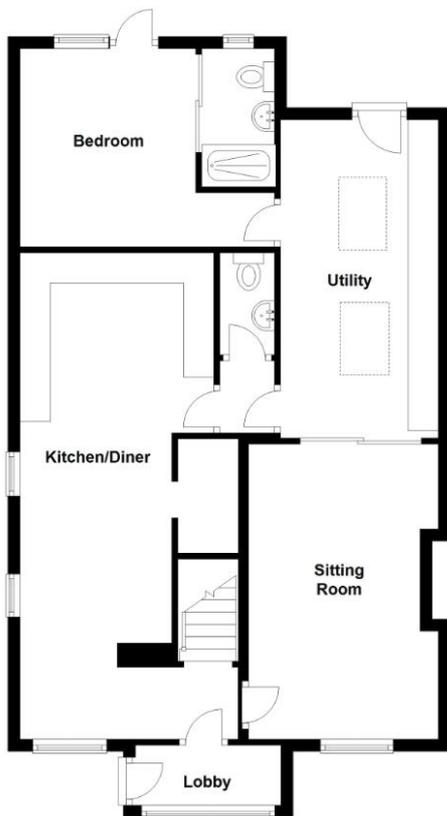


**Workshop:** about 30' (8m) by 14' (4.3m) of a substantial structure timber frame. Natural light. Electric power. Timber flooring. Wood burning stove. Currently carpenters workshop.

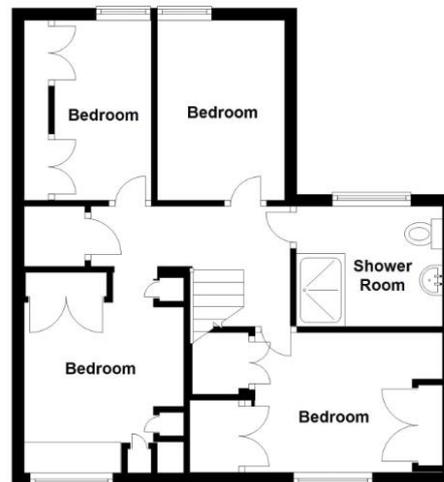
**Services:** All mains services connected. Gas fired central heating. Sealed unit double glazing. Solar panels fitted, producing income.

Local Council Tax band A

Ground Floor

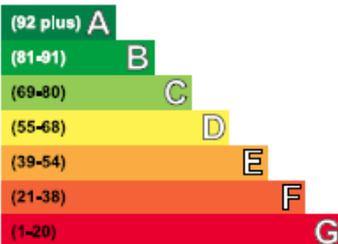


First Floor



### Energy Efficiency Rating

Very energy efficient • lower running costs



Current	Potential
80	85

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.