

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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LAMORNA COTTAGE,
8 TAMAR MEWS, OFF EAST STREET,
BRIDPORT, DORSET, DT6 3UL.
£247,950 FREEHOLD

2 BEDROOMS
RECEPTION HALL
COURTYARD
LOCAL COUNCIL TAX BAND C

BATHROOM
LIVING ROOM
CAR PARKING
DOUBLE GLAZING

ENTRANCE LOBBY
KITCHEN
GAS CENTRAL HEATING
EPC D

A town centre character cottage offering attractive easily maintained accommodation.

This town centre cottage has under gone extensive updating and renovation in recent times to provide the very convenient arranged modern facilities apparent on viewing. Decorations are good throughout. Principle rooms are of good proportion with high ceilings. Impressive reception hall with spindle staircase with polished handrail rising to the first floor. Other features include covered or

corniced ceiling. Extra-large bedroom two. Elevations are of stone rendered and coloured washed. Under a slate roof. Replacement double glazed windows fitted throughout. The property is situated some forty yards from Bridport town centre and is approached over a paved side passage leading to the cottage and other properties, terminating at the car parking area. Clearly designated as number 8.

Bridport is a vibrant market town with local traders being well presented, including local bakers, butchers, brewers and major supermarkets.

The commercial section is supported by major banks selection of solicitors and accountants and the opportunity for employment. The town has an art centre, cinema/theatre and ample opportunities to join various societies and organizations.

Coastal facilities are available to West Bay some 2miles distant with quaint harbour, golf course, Jurassic coastal walks and the usually attributes of a small coastal resort.

These persons seeking to reside close to all amenities in an interesting west country location are advised an early viewing.

The accommodation comprises
Timber panelled entrance door with decorative fan light opening to the

Entrance lobby: Pendent light point. Electricity fuses. Georgian style glazed panel door opening to the **reception hall** radiator. Door to under stairs storage cupboard. Access to the

Living Room: about 16' (4.9m) max by 10'7" (3.2m) max plus access **entry area** about 5'7 (1.7m) by 4' (1.2m) laminated floor. Four up lighters. Spot light. Radiator with decorative covering. Double glazing replacement window unit giving views to the front courtyard and adjacent property. Georgian styled glazed door opening to the



Kitchen: about 11'8" (3.6m) by 7'5" (2.3m) fitted with stainless sink. Roll edge timber effect work surfaces. Drawers and cupboards under. Tiled surround. Range of high level cupboards. Gas fired boiler for domestic hot water and central heating recently fitted. Double glazed window fitted with expelair unit and venetian blind. Tiled sill. Double electric oven, high level. Storage shelving. Inset four ring electric hob. Drawers and cupboards under. Space for fridge-freezer. Plumbing for washing machine. Pendent light point. Window has views to the courtyard and adjacent property. From the

Reception hall attractive spindle staircase and hand rail rises to the **first floor landing**. Double glazed window. Access to large loft space offering boarded flooring for further storage.

Bedroom One: about 15'7" (4.7m) by 8' (2.5m) including double doors to built in wardrobe cupboard with storage locker over. Double glazed window unit with views to the frontage and adjacent property. Pendent light point. Radiator.



Bedroom Two: about 12'2" (3.7m) by 7'10" (2.4m) pendent light point. Radiator. Strip pine flooring. Window fitted with blind. Double glazed unit giving views to the adjacent property.

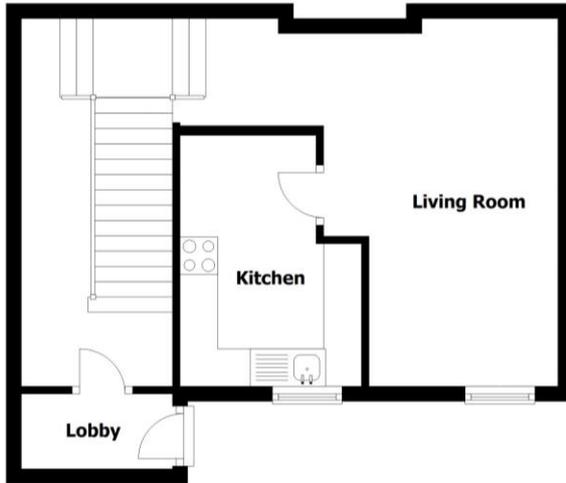


Bathroom: Fitted with white suite comprising timber panelled bath, hot and cold mixer tap. Thermostatically controlled shower unit. Full height tiled surround. Linen cupboard, very spacious fitted with slated shelving and double doors. Low level close coupled WC. Pedestal wash hand basin hot and cold. Electric shaver light and point. Globe style electric light. Radiator including chrome towel rail. Double glazed window unit fitted with venetian blind. Tiled flooring.

Outside: courtyard to the frontage with decking and various shrubs. We understand this is not registered with the freehold.

Services: Mains water, electricity and drainage. Gas fired central heating. Sealed unit double glazing. Car parking space allocated nearby.

Ground Floor



First Floor



Energy Performance Certificate



8 Tamar Mews, East Street, BRIDPORT, DT6 3UL

Dwelling type: Mid-terrace house
Date of assessment: 14 March 2013
Date of certificate: 15 March 2013

Reference number: 8300-3040-5629-9097-1773
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 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

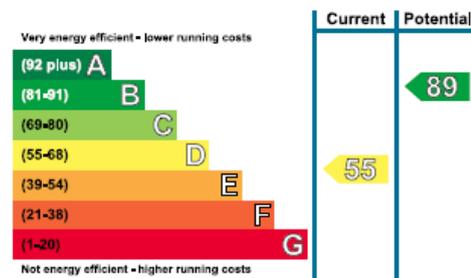
Estimated energy costs of dwelling for 3 years:	£ 2,508
Over 3 years you could save	£ 1,263

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 123 over 3 years	
Heating	£ 1,980 over 3 years	£ 948 over 3 years	
Hot Water	£ 312 over 3 years	£ 174 over 3 years	
Totals	£ 2,508	£ 1,245	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

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.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 72	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 672	✓
3 Floor Insulation	£800 - £1,200	£ 99	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.