

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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4 DOWNEND COURT,
BRIDPORT, DORSET, DT6 4HZ.
£160,000 LEASEHOLD

2 BEDROOM

LOUNGE

GARAGE

CENTRAL HEATING

LOCAL COUNCIL TAX BAND B

BATHROOM

KITCHEN /DINING ROOM

PARKING

COMMUNAL GARDEN

ENTRANCE LOBBY

INNER HALL

VIEWS

EPC D

A modern purpose built ground floor apartment situated on the market town outskirts on bus route, offering easily managed, comfortable, convenient, modern accommodation.

The property comprises a ground floor apartment constructed circa 1989 having attractive brick elevations under an interlocking tiled roof.

The block comprising eighteen properties and being a two story development. Internal features include wood grain doors. Sealed unit double glazing. Attractive kitchen and bathroom fittings.

Externally there is the use of communal grounds, a drying area and garage with additional visitors parking etc.

The property is located about ½ mile from Bridport market town centre which may be approached either by a footpath across the meadows or by the nearby public service transport. Bothenhampton village centre is ½ mile distant as is the new Morrison's superstore.

The accommodation comprises steps with wrought iron balustrading and outside light to the half glazed entrance door. Also level access from the rear to the lounge.

Entrance Lobby: Wall mounted electric panel heater, electricity fuses, half glazed door opening to the

Kitchen/ Dining Room: about 13' (3.9m) by 10'6" (3.2m) well fitted with attractive modern units. Hot and cold mixer tap. Drawer and cupboards under. Tiling to the rear. Range of high level cupboards. Electric cooker panel. Plumbing for washing machine. Coved ceiling. Strip light. Pendant light point. Tall dry food cupboard. Space for fridge freezer. Modern Slimline night storage heater. Window with views over adjacent properties to Bridport town and distant hills with tiled sill. Door to



Inner Hall: Door to airing cupboard containing lagged hot water cylinder, immersion heater and slatted shelving. Also cold water storage tank. Telephone point. Coved ceiling. Timer for immersion heater control Door to

Lounge: about 13'5" (4m) max by 14'3" (4.3m) max. Including door to storage cupboard with shelf. Slimline night storage heater. Coved ceiling. Pendant light point. TV aerial point. Glazed panel door giving rear access to the communal gardens and garaging. Window with tiled sill giving views to the rear gardens, garaging and distant hills.



Bedroom One: about 13' (3.9m) max by 10' (3m) max. Electric panel wall heater. Coved ceiling. Window with tiled sill giving views to adjacent property over the town to the distant hills.



Bedroom Two: about 10'6" (3.2m) by 11'9" (3.6m) Coved ceiling. Electric wall panel heater. Window with tiled sill giving views to the communal gardens, garaging and hillside.

Bathroom: With champagne colored suite comprising panelled bath hot and cold. CP handgrips. Tiled surround. Pedestal wash hand basin. Hot and cold. Tiling to rear. Low level WC with tiling to rear. Electric shaver light and point. Expel air unit. Infra-red warm air wall mounted heater. Coved ceiling.



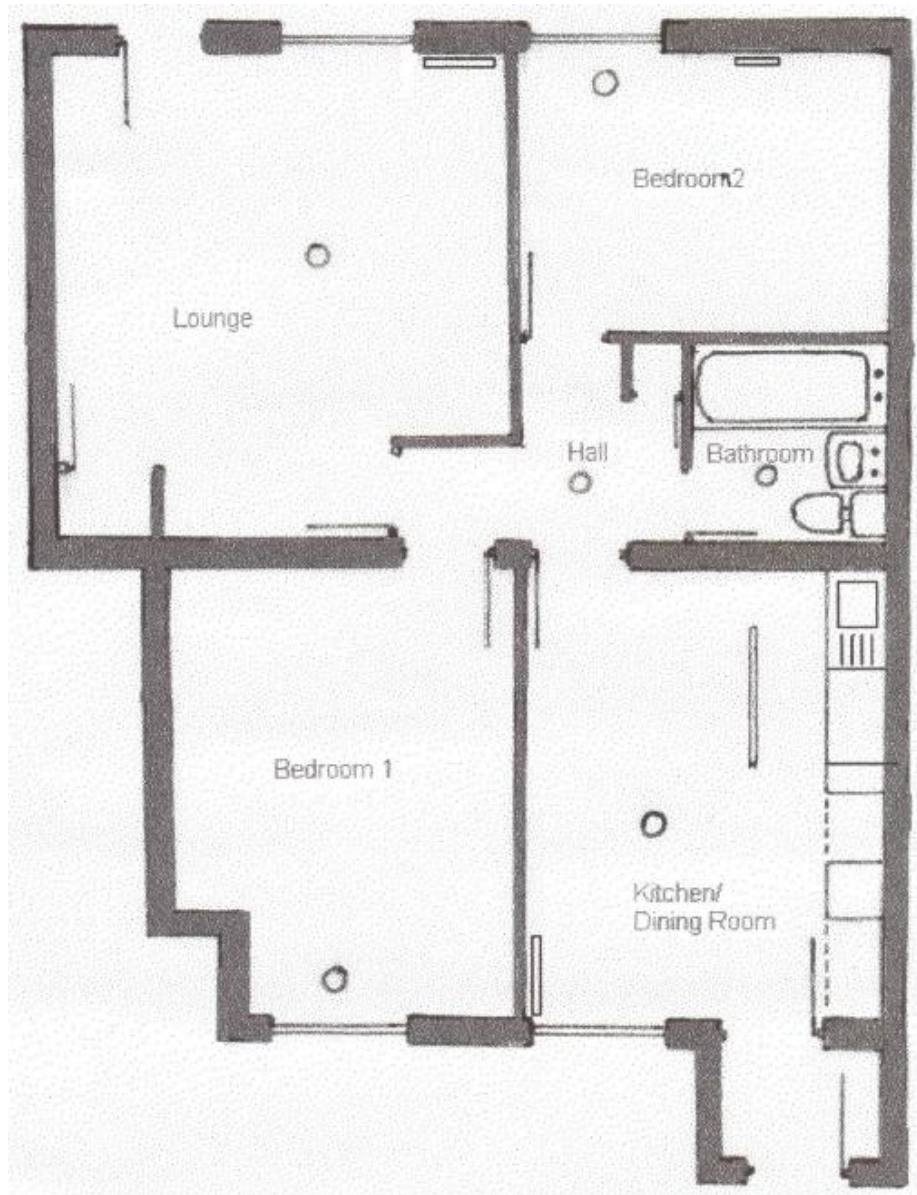
Outside: Access to communal gardens. Garage in nearby block with up and over door. Number 5.

Services: All mains services are connected. Mains water, electricity and drainage. Telephone subject to BT regulations. Modern economy seven night storage heating. Sealed unit double glazing.

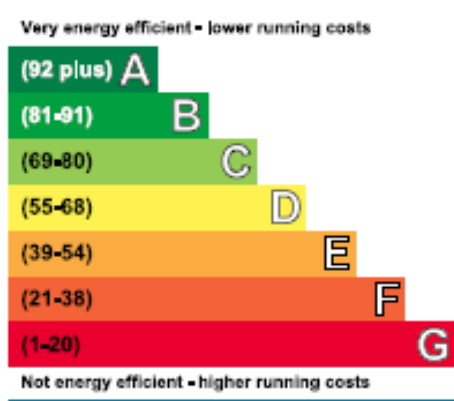
Outgoings: Local Council Tax Band B. Maintenance charge approximately £250.00 per annum including insurance of the building, employment of a gardener and the external lighting.

The property is held on the remainder of a 999 year lease. The leaseholder being the participant in the freeholding company and owning 1/18 share of the complex.

Viewing: Strictly by appointment only with Holloway Estate Agents.



Energy Efficiency Rating



Current	Potential
59	74

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.