

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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13 KINGFISHER COURT,
WEST BAY, BRIDPORT, DORSET, DT6 4HQ.
£195,000 LEASEHOLD
WITH SHARE OF FREEHOLD

2 BEDROOMS
BALCONY
PARKING
LOCAL COUNCIL TAX BAND A

LIVING ROOM
KITCHEN
SEA VIEWS

SHOWER ROOM
GARAGE
EPC D

A first floor residential apartment with extensive sea views in a Jurassic coastal holiday fishing village.

The property comprises a first floor apartment in a complex situated just off the promenade in this popular coastal holiday village with direct access to the Jurassic coastal footpath. The property has been well maintained and features a spacious living room with uninterrupted marine and coastal views, also enjoyed by the two bedrooms.

West Bay village has a quaint harbour, beaches, piers, golf course, hotels, inns, shops, catering for daily requirements plus the usual attributes of a coastal resort. Nearby is the market town of Bridport with its retail and commercial facilities including a theatre, cinema, sports centre, and various organisations and societies of leisure pursuits.

The property is held on the remainder of a 999 year lease with 12 months occupation and participation in the freehold of the management company.

Those persons seeking a pleasant retreat for occasional use or as a holiday letting business or indeed permanent occupation are advised an early viewing.

The accommodation comprises outside stair case to the first floor walk way. Attractive double glazed entrance door to the

Kitchen Area: about 8' (2.43m) by 8'2" (2.5m) with units comprising round edge laminated work surface. Inset one and a half bowl stainless steel sinks. Hot and cold mixer tap. Tiling to the rear. Draw and cupboards under. Further roll edge laminated with three storage cupboards over. Space for refrigerator. Electric cooker panel. Pendant light point. Tiling to rear of cooker. Electricity meter and fuses. Double glazing window with tiled cill and fitting with roller blind, giving views to the adjacent property and distant farm land. Door to the



Living Room: about 22'10" (7m) by 14' (4.3m) plus small area to the frontage. Night storage heater. Coved ceiling. Pendant light point. TV aerial point. Frontage being fully double glazed with sliding patio style doors. Fitted with vertical sun blinds and giving unsurpassed marine views westerly and to the residential area of West Cliff.

Bedroom One: about 13'8" (4m) by 7' (2.14m) plus door access area. Coved Ceiling. Pendant light point. Patio sliding door giving access to the balcony with balustrading and giving unsurpassed views as **Living Room.**



Bedroom Two: about 12'8" (3.8m) by 6'9" (2.1m) having slight curvature to one wall. Display niche. Coved ceiling. Pendant light point. Double glazed door giving unsurpassed views westward to the sea and promenade and access to the balcony.

Inner Area: double doors to deep storage cupboard with slated shelving. Double doors to the lower storage area which contains the premier pressurized hot water cylinder fitted with emersion heater.

Shower Room: with double shower tray with full height tiled surround. Thermostat shower control. Modern pedestal basin with hot and cold mixer tap. Low level close coupled push button WC. Coved ceiling. Electric Chrome ladder style radiator/towel rail. Double glazed window unit with tiled cill and Venetian blind.



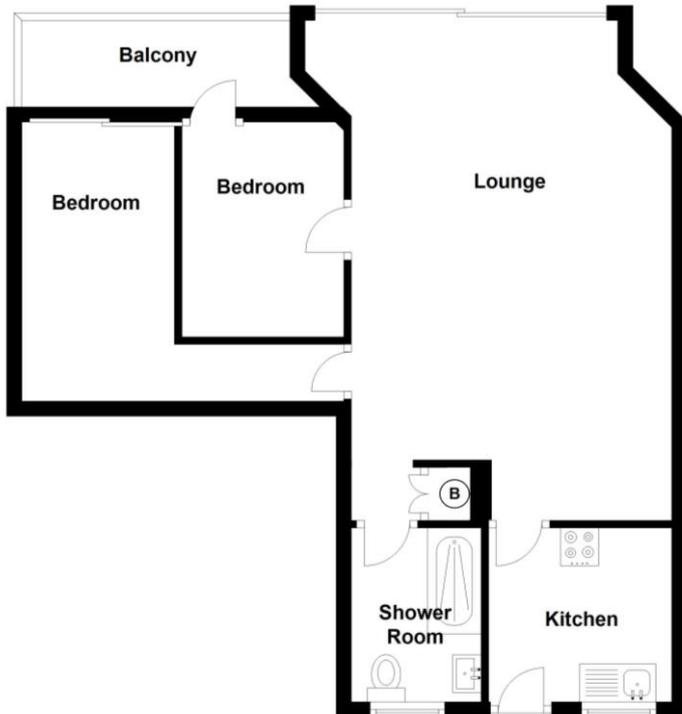
Outside: Communal gardens. Parking for two vehicles plus garage No 77.

Services: Mains electricity, drainage and water.

Outgoing: Maintenance and insurance charges £1800.00 approx. per year

The property is held on the remainder of a 999 year lease with share in the freehold management company. Approximately 984 years remaining.

View by appointment only.



This drawing is for illustrative purposes only. Please note that all measurements, positioning and any other data shown are approximate and the drawing is not to scale.

Energy Performance Certificate

13, Kingfisher Court, West Bay, BRIDPORT, DT6 4HQ
 Dwelling type: Top-floor flat
 Date of assessment: 22 July 2013
 Date of certificate: 22 July 2013
 Reference number: 8147-7523-1870-0182-8926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 56 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:	£ 2,298
Over 3 years you could save	£ 1,050

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 111 over 3 years	
Heating	£ 783 over 3 years	£ 477 over 3 years	
Hot Water	£ 1,368 over 3 years	£ 660 over 3 years	
Totals	£ 2,298	£ 1,248	

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	£ 141	
2 Cavity wall insulation	£500 - £1,500	£ 99	
3 Low energy lighting for all fixed outlets	£10	£ 30	

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.