

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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5 ALLINGTON TERRACE,
NORTH ALLINGTON, BRIDPORT, DORSET, DT6 5EP.
£265,000 FREEHOLD

3 BEDROOMS
SHOWER ROOM
KITCHEN
LOCAL COUNCIL TAX BAND C

SITTING ROOM
GAS CENTRAL HEATING
GARDENS
EPC D

DINING ROOM
SEPARATE WC
VIEWS

A well-presented Edwardian terrace house having stone elevations with brick quoins under a slate roof being the original style. Large sash windows. The property is set above the road level, with a raised pavement to the frontage. The vendors have undertaken various improvements over the last four years but have retained many character features. Which are to be appreciated on the viewing. Including exceptional high ceiling to the Sitting Room, pleasant through aspect to the Dining Area, conveniently arranged kitchen and the modern shower room. The second floor bedroom/studio offers most spacious accommodation plus the extremely attractive views. Decorations are excellent throughout. The property is located some 150 yards from Bridport Market town centre with nearby corner shop and Inn. The town has an excellent range of retail and commercial facilities plus ample

opportunities for leisure activities. Coastal facilities are available at West Bay some two miles distance with its quaint harbour, beaches, golf course and the usual attributes to a coastal resort. These persons seeking a character property surrounded by beautiful countryside are advised an early viewing.

The accommodation comprises:

Timber panelled entrance door with decorative glazed pane to the **entrance lobby** mosaic flooring. Coat rack. Electricity fuses and meters. Pendant light point. Glazed panel decorated door with fan light over. To the

Sitting Room: about 12'2" (3.7m) by 15'2" (4.6m) max. The mosaic flooring continues. Strip pine flooring. Multi-fuel burning stove on a quarry tiled hearth. 2 Radiators. 2 Pendant light points. Thermostat for central heating control. TV aerial point. Timber sash window with venetian blind giving view to adjacent property and street scene. Open aspect through to the



Dining Area: about 11' (3.4m) by 12' (3.6m) with two steps up. Strip pine flooring. Radiator. Pendant light point. Decorative tiled panel. 2 pendant light points. Range of built-in book shelving standing almost to ceiling height. Shelved under stair storage area. Decorated alcove with shelving and knotted pine storage cupboards under. Sash window giving views to the rear courtyard and garden area. Georgian style glazed door with bullion panes. Stepping up to the



Kitchen: about 10' (3.m) by 7'7" (2.3m) fitted with natural pine work surfaces. With drawers and cupboards under. Inset Belfast sink, hot and cold mixer tap. Cupboards under. Plumbing for washing machine. Space for fridge and freezer. Range of display shelving. Gas cooker point with tiling to the rear. Globe style electric light. Window with views to the courtyard. Georgian style glazed door with bullion pane giving access to the courtyard.

From the Dining Room timber panelled door opening to the stair case with hand rail rising to the first floor landing. Door to

WC: with window and ceiling light. Storage shelves.

Shower Room: Spacious. Knotted pine timber flooring. Modern corner style shower with thermostat control. Pedestal wash hand basin hot and cold. Tiling to the rear. Door to the cupboard containing the gas fired boiler for domestic hot water and central heating. Storage shelving. Half tiling to the walls. Strip light. Mirror over sink. Pendant light point. Radiator. Window with views onto the garden area Westward.



Bedroom One: about 12'8" (3.9m) by 12'2" (3.7m) plus extensive range of wardrobe cupboards along one wall with shelving, hanging space. Plus storage lockers over. Pendant light point. Radiator. Knotted pine flooring. Sash window with views to the street scene and adjacent properties.



Bedroom Two: about 11' (3.3m) by 9'3" (2.8m) radiator. Pendant light point. Window fitted with venetian blinds giving views to the garden area westward. From the landing staircase with balustrade rises to

Bedroom Three / Studio: about 11'8" (3.55m) by 12'6" (3.8m) this being useable space plus under eaves storage areas. 3 Velux windows. Range of four adjustable spot lights. Exposed timbers. Excellent head room to the centre part. Windows giving outstanding views over the town and the surrounding countryside.

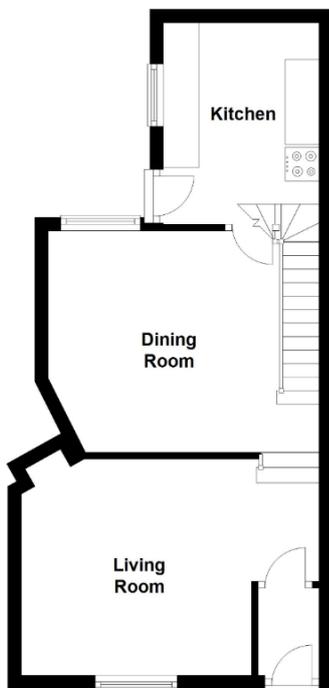


Outside: To the frontage is an area of storage. From the back door of the house a small yard leads to a small workshop and a set of steps up to the paved area which constitutes the first terrace. From here, via an attractive rose covered archway, the landscaped garden gradually sweeps up for over 200 feet to give access to the flora and fauna of Allington Hill. The garden has a wood store, a double shed, a brick barbecue and a large, roofed, decking-floored sitting area offering spectacular views over to the hills of Coneygar and Mountfield and out towards West Bay. With its established trees, shrubs and perennial flowers, the garden has been largely laid to grass for ease of maintenance.

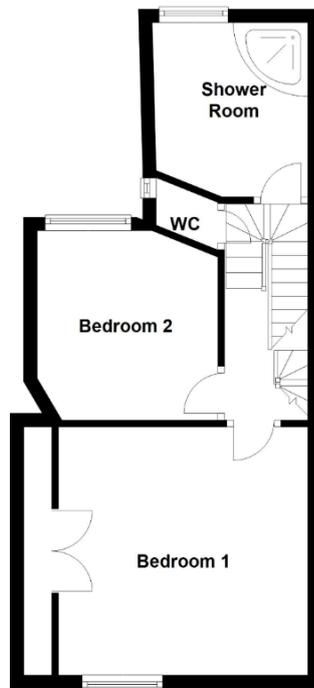


Services: Main electric, water and drainage. Gas fired central heating. Council Tax Band C. EPC D.

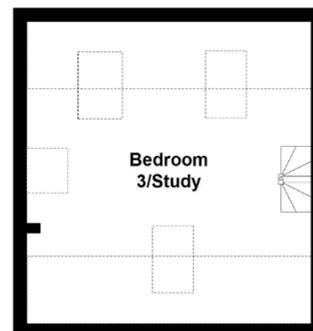
Ground Floor



First Floor



Second Floor



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.

