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**10 PORTLAND PLACE,**  
**BRIDPORT, DORSET, DT6 5EN.**  
**£170,000 FREEHOLD**

**1 BEDROOM**

**KITCHEN**

**GARDENS**

**LOCAL COUNCIL TAX BAND A**

**BATHROOM**

**STUDY/BEDROOM 2**

**GAS CENTRAL HEATING**

**LIVING ROOM**

**COURTYARD**

**EPC D**

A pretty well presented town character cottage situated away from passing traffic and convenient for Bridport town amenities.

The property comprises a terraced cottage with rendered colour washed elevations under a slate roof. Of particular interest is the spacious living room and large bedroom. The property is located well away from passing traffic enjoying a southerly aspect with gardens to the front. Bridport has an excellent range of shops, many nationals being represented, major banks, building societies and

ample opportunity for leisure pursuits. The coastal facilities of West Bay some 1.5 miles distant with access to the Jurassic Coast, quaint harbour and golf course plus the usual attributes of a small holiday resort. Those persons seeking an interesting easily managed town character cottage are advised an early viewing.

The Accommodation Comprises

Outside light over the panelled entrance door with decorative fan light glazing opening to the

**Living Room:** about 12' (3.6m) by 12'2" (3.7m) into alcove. Reconstituted stone fireplace and tiled hearth containing baxi gas fire and fitted with gas boiler for domestic hot water and central heating. Coved ceiling. Pendant light point. Radiator. TV aerial point. Door to airing cupboard containing pre-lagged hot water cylinder and slatted shelving. Alcove display shelving. Telephone point. Window with views southerly to the garden.



**Kitchen:** about 12'3" (3.8m) into under stair alcove, by 8' (2.4m) Ceramic tile affect to flooring. Range of fitments with roll edge laminated work surfaces. Drawers and cupboards under. Vintage Belfast style sink. Hot and cold. Storage under. Range of high level cupboards. Electric cooker panel. Electric and gas cooker points. Space for refrigerator. Plumbing for washing machine. Extractor. Pendant light point. Double radiator. Window with views to the adjacent property. Decorative cill. Stable style door with glazed panel giving access to the rear courtyard. Door to stairway leading to the first floor landing.

**Bedroom 1:** about 11'3" (3.4m) by 11' (3.4m) plus wardrobe fitments along one wall with recess for dressing table etc and storage cupboard over. Two decorative mirrors. Radiator. Pendant light point. Window with southerly views over frontage, adjacent properties and St Swithuns Church tower. Two over bed lights. Pendant light point. Phone point. TV aerial point.



**Bedroom Two/Study:** about 8' (2.5m) by 4'3" (1.3m) plus door recess. Double radiator. Light point. Decorative mirror. Window with views to the rear and adjacent property.

**Bathroom:** Panelled bath, mixer tap and shower attachment. Low level close coupled WC. Pedestal wash hand basin. Radiator. Fully tiled. Storage cupboards above sink. Window with tiled cill. Globe style light point.

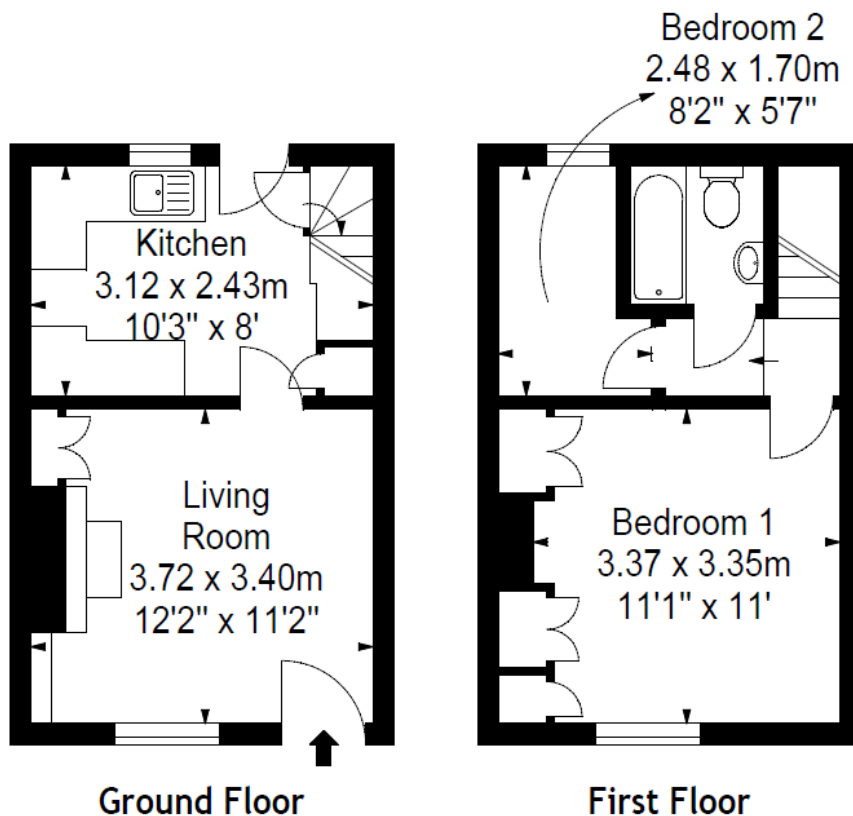
**Outside:** To the front is an easily managed lawn enjoying an open southerly aspect with hazel picket fencing and gate. Garden shed. To the rear of the property is a concrete courtyard and has a northerly open aspect.

**Services:** All main services connected. Gas fired central heating. Telephone subject to BT regulations. EPC D.

**Outgoings:** Local Council Tax Band A.

**Viewing:** Strictly by appointment with Holloway Estate Agents.

The statement in these particular as to the property are not to be relied on as statements of representations of fact.



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.

