

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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FLAT 11 DOWNEND COURT,
CROCK LANE, BRIDPORT, DORSET, DT6 4HZ.
£160,000 LEASEHOLD

2 BEDROOMS
RECEPTION HALL
GARAGE
CENTRAL HEATING
LOCAL COUNCIL TAX BAND B

BATHROOM
LOUNGE
COMMUNAL GARDEN
DOUBLE GLAZING

ENTRANCE LOBBY
KITCHEN/DINING ROOM
PARKING
VIEWS
EPC D

A modern purpose built maisonette over first and second floors in a small modern complex constructed circa 1989 having attractive brick elevations under an interlocking tiled roof.

This maisonette is well presented and offers comfortable and convenient modern accommodation near market town facilities, being some half a mile from Bridport town centre and also half a mile distant is Morrison's super store. We understand public transport is available to these destinations.

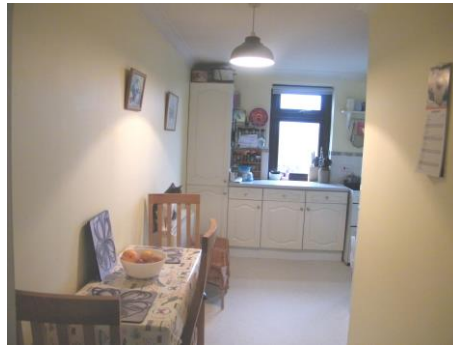
Externally there is garage, drying area and visitors parking etc. These persons seeking easily managed accommodation near facilities are advised an early viewing.

The accommodation comprises

Entrance door to the stairway leading to the first floor landing door to Flat 11 opening to the

Reception Hall: door to linen cupboard with pre-lagged hot water cylinder and slated shelving. Door to

Living Room: about 13'2" (4m) by 10' (3m) plus alcove leading to the first floor stairwell. Coved and artex ceiling. Pendant light point. Slim line wall mounted night storage heater. TV aerial point. Modern wall mounted electric fire. Window with views to the garaging area and local farm land. Archway to the



Kitchen/Diner: about 14'6 (4.4m) max by 13'9" (4.2m) max. This being L shaped. Coved and artex ceiling. Pendant light point. Strip light. Night store radiator. Attractive kitchen fittings with roll edge laminated work surfaces. Drawers and cupboards under. Electric cooker panel. Stainless steel sink unit with hot and cold. Drawers and cupboards under. Range of high level cupboards. Tiled surround to work surface. Plumbing for washing machine. Space for Fridge-freezer. Tall dry food cupboard. Two windows being double glazed units and fitted with roller blinds giving exceptional views over the town to distant woodland.

Bathroom: fitted with white suite comprising panel bath, hot and cold mixer tap. Shower attachment. Pedestal wash hand basin hot and cold mixer tap. Low level close coupled push button WC. Full height tiling to walls. Electric shaver lighting point. Fan assisted heater unit. Coved ceiling. Extractor unit. Globe style light.

From the **Living Room** staircase with handrail rises to the first floor landing, wall mounted light fitting.

Bedroom One: about 16' (4.9m) by 10'6" (3.2m) character room with dormer window. Night storage heater unit. Door to over stair locker. Pendant light point. Access to roof space. Double glazed window unit fitted with roller blind giving views to the adjacent farm land and woodland.



Bedroom Two: about 13'8 (4.2m) by 11'5" (3.5m) max vanity basin hot and cold. Tiling to the rear. Electric shaver light and point. Night storage heater. Coved ceiling. Two dormer windows being double glazed and fitted with roller blinds. Character room. Extensive views over Bridport town to the local farm land and woodland.

Outside: Garage about 17' by 8'3" with up and over door. Access to communal lawn and drying areas.

Services: Mains water, drainage and electricity.

Outgoings: Local Council Tax Band B. Maintenance and Insurance Charges 01st July 2016 to 30th June 2017 £556.17. Lease remainder of 999 years.



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.

