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**HEATHER COTTAGE, 9 TAMAR MEWS,
EAST STREET, BRIDPORT, DORSET, DT6 3UL.
£280,000 FREEHOLD**

**2 BEDROOMS
SITTING ROOM**

GAS CENTRAL HEATING

LOCAL COUNCIL TAX BAND C

HALL

KITCHEN/DINER

PARKING

PART DOUBLE GLAZED

CLOAK ROOM

SHOWER ROOM

COURTYARD

EPC D

A surprising spacious town centre cottage in tranquil location well presented.

This semi-detached character cottage has rendered and colour wash elevations under a slate roof. Some double glazed windows are fitted. Features include multi fuel stove to the living room. Excellent kitchen and shower room fitments. Recently installed gas fired boiler. All rooms are of excellent proportions. The cottage is located some 30 yards to the rear of East Street on foot, just off the town centre with vehicle access via Rax Lane. Bridport Market town has excellent retail, commercial facilities and benefits from ample opportunities to pursue hobbies and crafts. The town has the theatre, art centre and leisure centre. Coastal facilities are available at West Bay some two

miles distant with its quaint harbour, promenade, golf course and the usual attribute of a small coastal resort. These persons seeking spacious well maintained accommodation close to amenities are advised an early viewing.

Decorative double glazed entrance door panel with lead light and decorative glazing. Into the reception hall.

Double doors to **cloak cupboard** with hanging rail and shelving with display shelving over. Velux window.

Cloak room lower level WC. Wash hand basin. Ladder style radiator. Velux window. Expelair unit.

Georgian style glazed door opening to the

Living Room: about 15'4 (4.7m) by 13'8 (4.2m) character room featuring modern wood burning stove. Natural timber flooring. TV aerial point. Radiator. Four wall light point. Window giving views to the courtyard.



Kitchen/Dining Room: about 13'10" (4.2m) by 13'9" (4.2m) fitted with pine kitchen units very comprehensive, fitted with china glazed fronted cabinet. Plate racks. Extensive range of high level units. Roll edge laminated work surface with built in one and a half acrylic sinks. Built-in electric hob unit with built under double oven. Extractor unit. Ceramic flooring. Radiator. Three adjustable spot lights. Pendent light point. Two wall light points. Radiator. Door to side passage. Thermostat for central heating control. Attractive tiles surround to work surface. Double aspect windows with polished sills fitted with roller blinds. Double glazed replacement units. Plumbing for washing machine. Plumbing for dish washer.

From the **Living Room** staircase with hand rail rises to the

First floor landing. Pendent light point. Radiator. Door to storage cupboard. Door to

Bedroom One: about 13'6" (4m) by 11'8" (3.5m) radiator. Pendent light point. Large fitted wardrobe unit. Access to the roof space. Telephone point. Window with views to the adjacent property.

Bedroom Two: about 13'7" (4.2m) by 9'4" (2.8m) radiator. Pendent light point. Double aspect replacement double glazed windows with views to the adjacent properties. Telephone point.

Shower Room: Spacious and fitted with corner shower unit thermostatically controlled shower. Corner vanity basin, hot and cold with cupboards under. Low level close coupled WC. Chrome ladder style radiator. Pendent light point. Door to cupboard with slated shelving. Double glazed window unit fitted with roller blind.

Outside: Spacious courtyard with ceramic tile floor. Bounded by natural hedging and shrubs. Enjoying pleasant locations. Owned car parking nearby.

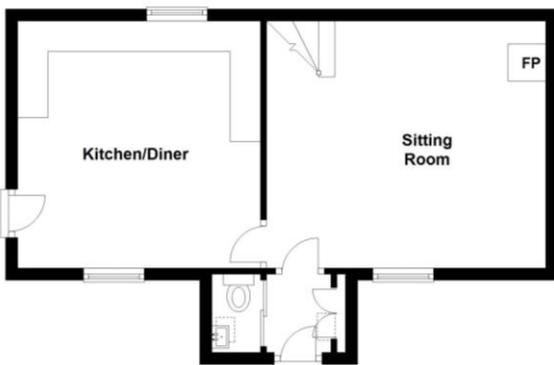
Services: all mains services are connected gas fired central heating. Part double glazing.

Outgoings: Local council tax band C.

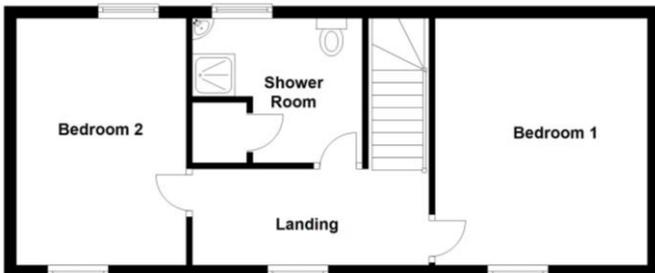
Directions:

On Foot: At Bridport town centre opposite the town hall you will find the Cancer Reach shop. To the left of the building there is access to passageway leading to Tamar Mews
By Car: From the Town Hall travel down West Street (B3162). Take the Second turning on the Right into Victoria Grove. Take the next right into Rax lane. About 300 yards on the right is the rear entrance to Heather Cottage opposite the Oak Loft.

Ground Floor



First 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.

Energy Performance Certificate

9 Tamar Mews, East Street, BRIDPORT, DT6 3UL
 Dwelling type: Semi-detached house Reference number: 0558-2866-7576-9998-1185
 Date of assessment: 16 March 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 March 2018 Total floor area: 81 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:	£ 2,613
Over 3 years you could save	£ 996

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 168 over 3 years	
Heating	£ 2,097 over 3 years	£ 1,251 over 3 years	
Hot Water	£ 297 over 3 years	£ 198 over 3 years	
Totals	£ 2,613	£ 1,617	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 771
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 78
3 Low energy lighting for all fixed outlets	£20	£ 45

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.