



## FEATURES

- Charming Portland Cottage*
- Remodelled and Refurbished*
- Two Bedrooms*
- Extended, Quality Fitted Kitchen*
- Contemporary Bathroom*
- Beautifully Presented Throughout*
- Close to Local Amenities*
- Viewing Essential*



## SUMMARY

The Real Estate Bureau are delighted to offer this charming Portland stone cottage situated close to the amenities of Easton Square and overlooking Easton Gardens. The cottage has been beautifully refurbished and remodelled over recent years and offers a characterful lounge/dining room with log burner, extended, quality fitted kitchen, contemporary bathroom, two double bedrooms and a loft room/study, whilst externally, there is a pretty cottage garden. The modern restyling together with the many character features being retained gives this stunning cottage a real 'WOW' factor throughout. An internal inspection is essential to appreciate all this property has to offer.





## ACCOMMODATION

### The Accommodation Comprises

Composite front door to:

**Lounge/Dining Room** 23' 2" x 11' 7" (7.06m x 3.53m) *Overall Measurements*

#### Lounge Area

A characterful room with exposed, Portland stone wall and chimney breast housing a log burner. Fitted corner unit for TV/satellite equipment. PVCu double glazed window to front with custom fitted folding shutters. Radiator. Oak flooring.

#### Dining Area

Radiator. Oak Flooring. Stairs to first floor with under-stairs cupboard. Opening with exposed Portland stone quoins to:

#### Inner Hall

Recessed spot lights. Door to:

#### Bathroom

Contemporary suite comprising generous bath with thermostatic power shower, pedestal wash hand basin and close coupled WC. Ladder style towel rail/radiator. Complementary ceramic tiled floor and walls. Ceiling with recessed spotlights and Velux double glazed roof window. Extractor fan.

#### Kitchen

An extended kitchen benefitting from a feature roof lantern providing an abundance of natural light. Quality fitted kitchen comprising matching range of 'Shaker' style base and wall mounted cupboards and drawers with solid Beech work surfaces and complementary tiled surrounds. Single drainer stainless steel sink unit. Gas and electric cooker points with space for range style cooker. Plumbing for an automatic washing machine and dishwasher. Solid Beech breakfast bar. TV connections. Ceramic tiled floor and plinth electric fan heater. PVCu double glazed window and

French Doors leading to the rear garden.

### First Floor - Landing

Pine doors to:

**Bedroom 1** 11' 3" x 9' 8" (3.43m x 2.95m)  
PVCu double glazed window to rear. Radiator. TV and telephone points. Custom fitted wardrobes with sliding doors.

**Bedroom 2** 10' 9" x 10' 0" (3.28m x 3.05m)  
PVCu double glazed window to front with custom fitted folding shutters. Radiator. Exposed, Portland stone wall with feature cast-iron fireplace. Stairs ascending to the loft room. Built-in storage. TV connections.

**Loft Room/Study** 11' 9" x 11' 2" (3.58m x 3.4m)

Ideal as a study or hobby room. Two Velux double glazed roof windows. Radiator. TV connections. Doors to eaves storage.

### Outside

To the rear of the property is a pretty cottage garden enclosed by Portland stone walling and timber fencing. A paved patio abuts the cottage and leads to a few steps and a large area of low maintenance hardwood decking. External power points and lighting. Water tap.



## Council Tax Band

The Valuation Office Agency published assessment is band 'B'

## The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

## Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

## Notes:



# FLOORPLAN



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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