



## FEATURES

***Detached Chalet  
Bungalow***

***General Updating  
Required***

***Three Bedrooms***

***Attached Garage & Off-  
Street Parking***

***Good Size Front & Rear  
Gardens***

***No Forward Chain***



## SUMMARY

A detached chalet style bungalow situated in the popular residential area of Southwell, Portland. This spacious property is in need of general updating, however, has great potential and offers: lounge, fitted kitchen, ground floor cloakroom, three bedrooms, and bathroom. The property is set on a plot with good size front and rear gardens, off-street parking and an attached garage. This property is offered with no onward chain.





**Bedroom 2 (first floor) 16' 2" x 9' 0" max**  
(4.92m x 2.74m)

**Garage 14' 10" x 8' 0" (4.52m x 2.44m)**

### **Council Tax Band**

The Valuation Office Agency published assessment is band 'D'

## **ACCOMMODATION**

### **Ground Floor**

A useful porch leads to a generous entrance hall with access to the lounge, kitchen and the third bedroom. The double aspect lounge is light and airy and enjoys views over the front and rear gardens. The kitchen is fitted with a good range of base mounted cupboards and complementary work surfaces with a double drainer stainless steel sink unit. A large picture window provides lots of natural light and overlooks the rear garden. Off the kitchen is a small utility area, a cloakroom and access to the integral garage. Also on the ground floor is the third bedroom which overlooks the front garden.

### **First Floor**

The first floor landing leads to two double bedrooms, both with built-in storage and the bathroom.

### **Outside**

The property sits on a generous plot with good sized front and rear gardens. The rear garden has in recent years been cultivated for vegetables whilst the front garden is mainly lawn with flower borders and a concrete drive providing off-street parking and leading to the attached garage.

**Lounge 17' 10" x 10' 0" (5.43m x 3.05m)**

**Kitchen/Breakfast Room 15' 1" max x 8' 6"**  
(4.59m x 2.59m)

**Bedroom 3 (ground floor) 12' 11" x 9' 0" (3.93m**  
**x 2.74m)**

**Bedroom 1 (first floor) 16' 4" x 9' 11" (4.97m x**  
**3.02m)**





## 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.

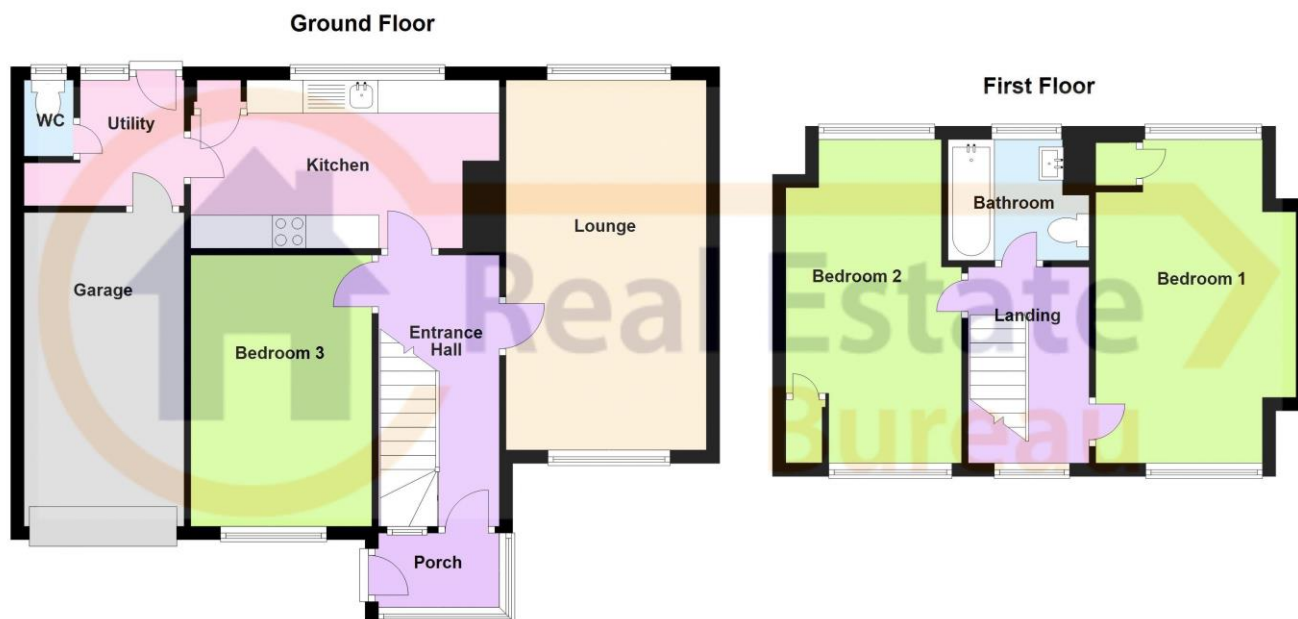
### Viewing & Further Information

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

### 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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