



FEATURES

Detached Bungalow

Well Presented Throughout

Three Bedrooms

Modern Kitchen & Bathroom

Two Conservatories

Low Maintenance Gardens

Garage & Off-Street Parking

Cul-De-Sac Location



SUMMARY

The Real Estate Bureau are pleased to offer this detached bungalow situated in a quiet cul-de-sac of Southwell, Portland. The property is well presented throughout and offers generous living space with lounge, modern kitchen, three bedrooms, modern bathroom, separate cloakroom and conservatories to both the front and rear. Externally, there are low maintenance front and rear gardens, Off-street parking and an attached garage.





ACCOMMODATION

Entrance

PVCu double glazed front door to:

Conservatory 15' 8" x 8' 0" maximum measurements (4.77m x 2.44m)

PVCu double glazed conservatory overlooking the front garden. Ceramic tiled floor. PVCu double glazed door to:

Entrance Hall

Radiator. Hatch to loft. Ceramic tiled floor. Doors to:

Lounge 20' 9" x 11' 0" maximum (6.32m x 3.35m)

A bright and spacious double aspect room with PVCu double glazed windows to rear and side. Two radiators. Portland stone fire surround housing gas fire.

Kitchen 17' 4" x 7' 9" (5.28m x 2.36m)

Modern fitted kitchen comprising range of base and wall mounted cupboards and drawers with complementary rolled edge work surfaces and ceramic tiled surrounds. Electric cooker point. One and a half bowl stainless steel sink unit. Plumbing for an automatic washing machine. Radiator. Ceramic tiled floor. PVCu double glazed window to rear and PVCu double glazed door to:

Rear Conservatory 16' 0" x 4' 9" (4.87m x 1.45m)

Recently installed (2014) PVCu double glazed conservatory with glass roof.

Bedroom 1 12' 2" x 11' 11" (3.71m x 3.63m)

PVCu double glazed window to front. Radiator. Built-in wardrobe cupboard with sliding doors. Ceramic tiled floor.

Bedroom 2 11' 11" x 10' 0" (3.63m x 3.05m)

PVCu double glazed window to side. Radiator. Built-in wardrobe cupboard with sliding doors. Ceramic tiled floor. PVCu double glazed door to Rear Conservatory.

Bedroom 3 9' 9" x 8' 5" (2.97m x 2.56m)

PVCu double glazed window to front. Radiator. Built-in wardrobe cupboard with sliding doors. Ceramic tiled floor.

Bathroom

Modern suite comprising 'P' shaped bath with thermostatic shower over and additional hand held shower attachment. Vanity wash hand basin. Ceramic tiled floor. Radiator. PVCu double glazed window to side.

Cloakroom

Close coupled WC and wall mounted wash hand basin. Radiator. Ceramic tiled floor. PVCu double glazed window to side.

Front Garden

The front garden laid to lawn with flower borders and enclosed by timber fencing. A concrete hard standing provides off street car parking for one vehicle and leads to:

Attached Garage 17' 1" x 8' 0" (5.20m x 2.44m)

With up and over door, light and power.

Rear Garden

To the rear of the bungalow is a low maintenance paved and terraced garden with raised flower and vegetable beds. Outside tap.

Council Tax Band

The Valuation Office Agency published assessment is band 'C'



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

Notes:

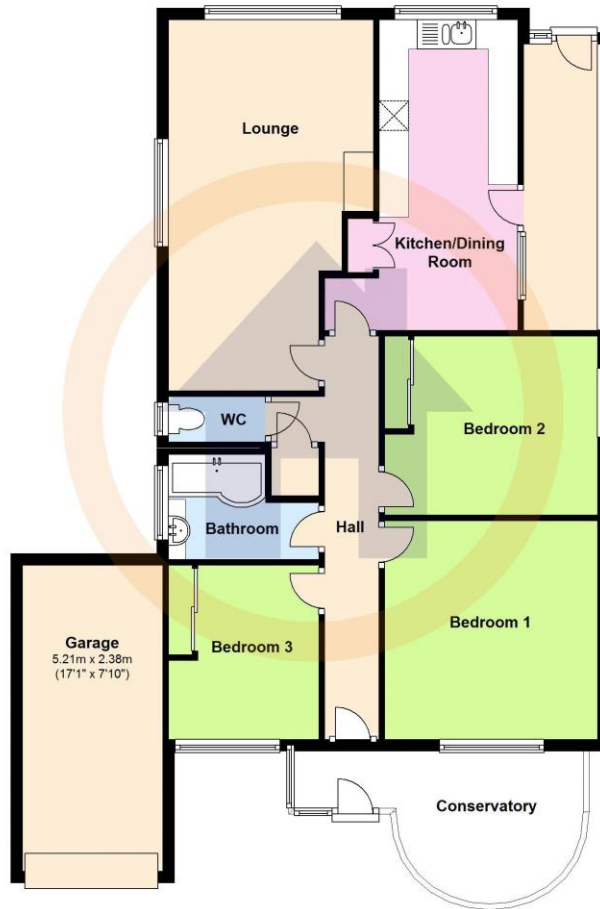


80 agents in the South West



FLOORPLAN

Ground Floor



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		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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3 Easton Street, Portland, DT5 1BS
Phone: 01305 826 999, Email: portland@therealestatebureau.co.uk

www.therealestatebureau.co.uk

