



FEATURES

Terraced Portland Stone Cottage

Three Bedrooms

Two Reception Rooms

Good size Rear Garden

Rear Access

Gas Central Heating



SUMMARY

AVAILABLE FROM EARLY SEPTEMBER - Charming Portland Stone Cottage, displaying some character features including flag stone floors. The accommodation comprises: lounge, dining room, kitchen, bathroom and three bedrooms. The property further benefits from gas central heating and rear garden with pedestrian access. Situated in Easton, close to shops and amenities. Sorry but pets are not permitted at this property. Holding Deposit (one week's rent): £173.08, Deposit (5 weeks' rent): £865.38.





ACCOMMODATION

Entrance

Timber door to:

Hallway

Stairs rise to first floor landing. Doors to:

Lounge 10' 11" x 8' 11" (3.32m x 2.72m)

Front aspect UPVc double glazed window. Radiator.

Dining Room 11' 5" x 8' 5" (3.48m x 2.56m)

Rear aspect wooden glazed window. Radiator. Open doorway to:

Kitchen 11' 4" x 6' 5" narrowing to 5' 09" (3.45m x 1.95m)

Range of base level cupboards and drawers with rolled edge work surfaces with one and a half bowl stainless steel sink. Integrated electric oven and hob with extractor over. Side aspect PVCu double glazed window. Timber door to:

Rear Porch

Wall mounted boiler. Doors to:

Bathroom 6' 6" x 6' 0" (1.98m x 1.83m)

Side aspect opaque window. Panel bath. Low level WC. Pedestal hand washbasin. Heated towel rail. Extractor fan.

First Floor Landing

Timber doors to:

Bedroom 1 10' 11" x 10' 10" (3.32m x 3.30m)

Front aspect PVCu double glazed window. Under stair cupboard. Radiator.

Bedroom 2 12' 3" x 8' 5" (3.73m x 2.56m)

Rear aspect sash window. Radiator.

Stairs to:

Bedroom 3 / Loft Room 11' 6" x 13' 3" (3.50m x 4.04m)

Wooden stairs rise to loft room. Some restricted head height due to vaulted ceilings. Rear aspect velux window. Radiator.

Outside

Enclosed long rear garden, mainly laid to lawn. Portland stone walls. Rear access to pedestrian walk-way. Small lean-to at rear of property.

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

Notes:



FLOORPLAN



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(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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