



## FEATURES

**CHARMING PORTLAND  
STONE COTTAGE**

**THREE BEDROOMS**

**LOUNGE/DINING ROOM**

**REAR GARDEN**

**CLOSE TO AMENITIES OF  
EASTON**

**NO CHAIN!**



## SUMMARY

A charming, **PORTLAND STONE COTTAGE** conveniently situated close to the shops and amenities of Easton. The accommodation offers a spacious lounge/dining room, fitted kitchen, modern shower room and **THREE BEDROOMS** (inc loft room). Externally, there is a good size rear garden with paved patio and store/workshop.





## Second Floor

### **Bedroom 3/Loft Room** 14' 6" x 11' 0" max (4.42m x 3.35m)

PVCu double glazed dormer window to rear. Radiator. Access to eaves storage.

### **Outside**

The southerly facing rear garden is a good size with a generous paved patio area and secure store/workshop (8'4" x 7'2" approx.) A gate provides pedestrian rear access.

### **Council Tax Band**

The Valuation Office Agency published assessment is band 'B'

## ACCOMMODATION

### **Entrance**

PVCu double glazed front door to:

### **Entrance Porch** 3' 0" x 2' 8" (0.91m x 0.81m)

Glazed door to:

### **Lounge/Dining Room** 23' 0" x 11' 7" (7.01m x 3.53m)

A bright and spacious room with PVCu double glazed window to the front and PVCu double glazed French doors to the rear garden. Two radiators. Open tread stairs to the first floor. Door to:

### **Kitchen** 9' 3" x 8' 9" max (2.82m x 2.66m)

Fitted kitchen comprising a range of base and wall mounted cupboards and drawers with rolled edge work surfaces and ceramic tiled surrounds. Stainless steel sink unit. Four ring gas hob with oven below and cooker hood above. Plumbing for a washing machine. PVCu double glazed box window. Door to:

### **Rear Lobby**

Cupboard housing gas boiler. PVCu double glazed door to rear. Door to:

### **Shower Room**

Modern suite comprising large corner shower cubicle, pedestal wash hand basin and close coupled WC. Chrome Ladder style towel rail/radiator. PVCu double glazed window.

### **First Floor Landing**

Doors to:

### **Bedroom 1** 12' 1" x 9' 11" (3.68m x 3.02m)

PVCu double glazed window to front. Radiator.

### **Bedroom 2** 10' 0" x 8' 0" (3.05m x 2.44m)

PVCu double glazed window to rear. Radiator. Built-in wardrobe cupboards.



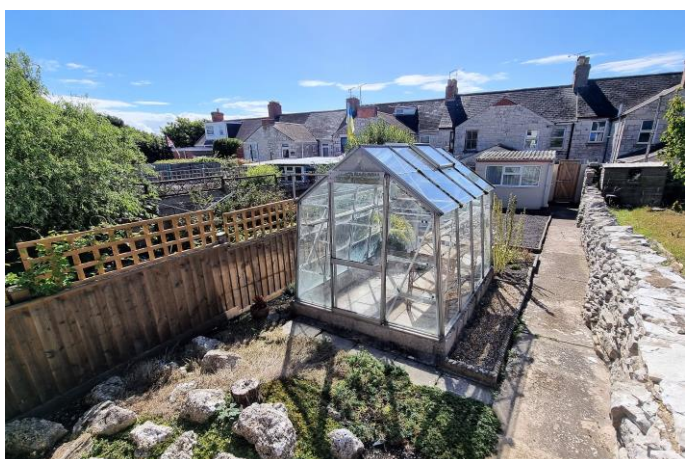
## The Isle and Royal Manor of Portland

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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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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3 Easton Street, Portland, DT5 1BS  
Phone: 01305 826 999, Email: [portland@therealestatebureau.co.uk](mailto:portland@therealestatebureau.co.uk)

[www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

