



FEATURES

Charming Cottage with Contemporary Feel

Extensively Re-modelled and Refurbished

2 Double Bedrooms

Quality Fully Integrated Brand New Kitchen

Designer built-in Shower/Wet Room

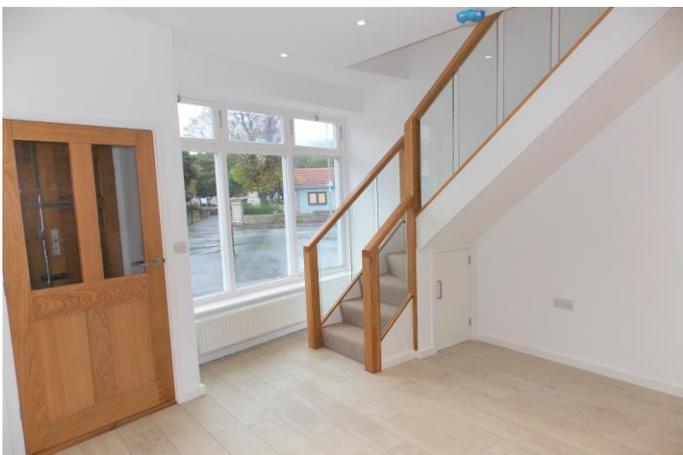
Beautifully Presented Throughout

Close to Local Amenities



SUMMARY

The Real Estate Bureau are delighted to offer this charming cottage, situated close to the amenities of Easton Square and overlooking Easton Gardens. Located in the former Lloyds Bank site, the cottage has been beautifully refurbished and re-modelled throughout and offers an open plan living space with contemporary feel, including a bespoke oak/glass staircase and a fully fitted quality kitchen with integrated appliances, rear study, two double bedrooms and a designer built-in shower/wet room. The modern restyling, together with the many character features retained, gives this stunning cottage a real "wow" factor throughout. An internal inspection is essential to appreciate all this property has to offer. Sorry, but pets are not accepted at this property. Please note that we are providing a Tenant Find Service only and the Landlord will be managing the tenancy. Deposit: (five weeks' rent): £865.00, of which £173.00 is payable as a Holding Deposit (one week's rent).





ACCOMMODATION

Entrance

Double doors to:

Entrance Vestibule

Glazed door to:

Open Plan Living Space 21' 6" x 12' 10" Overall (6.55m x 3.91m)

A bright and spacious open plan living area offering:

Lounge/Dining Area 12' 10" x 11' 0" approx (3.91m x 3.35m)

A spacious room with a large window overlooking Easton Square and providing lots of natural lighting. Ceramic tiled floor. A contemporary, bespoke oak and glass staircase leads to the first floor. Blinds/curtains will be fitted to this room.

Kitchen Area 12' 0" x 8' 0" (3.65m x 2.44m)

Newly fitted quality kitchen incorporating a range of integrated appliances including: dishwasher, washer/dryer fridge and freezer. Ceramic tiled floor. Door to:

Study 8' 0" x 8' 0" max - triangular shape (2.44m x 2.44m)

PVCu double glazed window. Built-in cupboard housing gas boiler.

First Floor Landing

Doors to:

Bedroom 1 12' 9" plus bay window x 9' 0" (3.88m x 2.74m)

A bright and spacious bedroom with a bay window overlooking Easton Square and Gardens. Blinds/curtains will be fitted to this room.

Bedroom 2 8' 6" x 8' 0" (2.59m x 2.44m)

PVCu double glazed window to the side.

Shower/Wet Room

Beautifully designed and built shower room incorporating shower/wet area, wall mounted wash hand basin and close coupled WC. Complementary ceramic tiling throughout. Chrome ladder style towel rail/radiator.

Council Tax Band

The Valuation Office Agency published assessment is to be decided

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

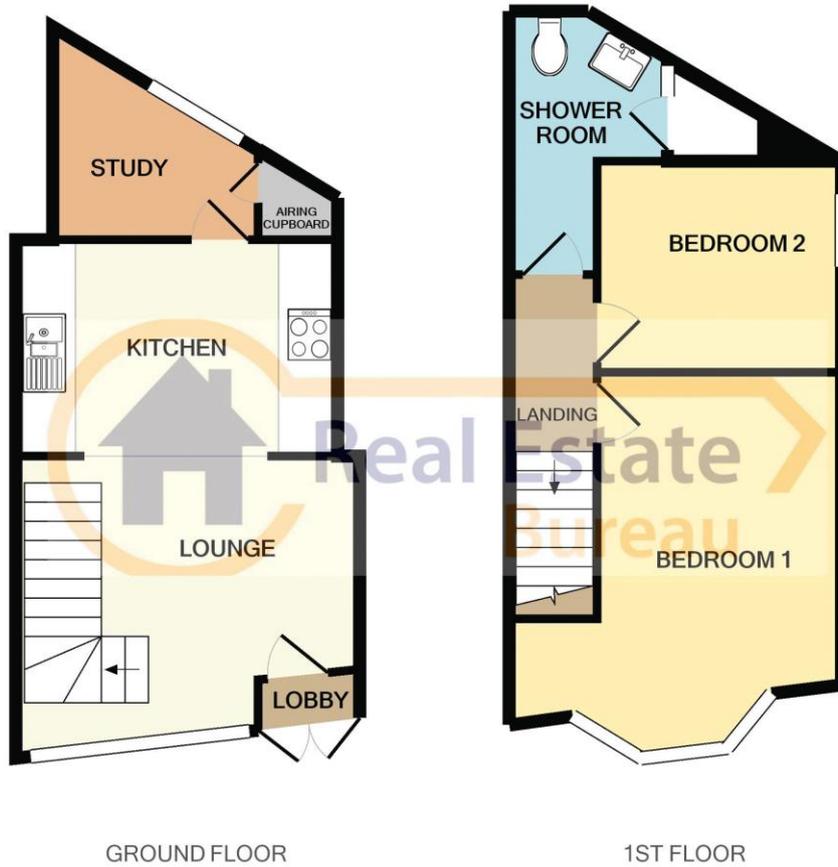
Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. www.therealestatebureau.co.uk

Notes:





FLOORPLAN



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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
39-54	E		39-54	E	
21-38	F		21-38	F	
1-20	G		1-20	G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

coming soon

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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