



FEATURES

Individual Detached House

2/3 Bedrooms

Large Conservatory

Ground Floor Cloakroom

Off-Street Parking

Enclosed Rear Garden

*Close To Amenities of
Easton Square*

No Chain!



SUMMARY

'Eastway House' a charming, two bedroom detached house tucked away in the heart of the village of Easton, with easy access to all of its amenities. This individual property, built circa 2001, offers flexible accommodation with lounge, kitchen, large conservatory, ground floor cloakroom, bathroom and two bedrooms, whilst a further room on the ground offers the choice of second reception or third bedroom! Externally, there is an enclosed rear garden with a sunny aspect and off-street parking. This property is offered with no onward chain!





ACCOMMODATION

Entrance

Composite front door provides access to:

Entrance Porch

Ceramic tiled floor. Glazed inner door leading to:

Hallway

Stairs leading to the first floor with an under-stairs storage cupboard. Radiator. Oak flooring. Glazed doors lead to reception 2 and:

Lounge 15' 5" x 12' 01" narrowing to 8'07" (4.7m x 3.68m)

A double aspect room with double glazed windows to the front and side. Radiator. A glazed door provides access to:

Inner Hallway

Opening to Kitchen and door to:

Cloakroom

Cloakroom suite comprises a close coupled WC and pedestal hand basin with complementary ceramic tiled surrounds. Radiator. Double glazed window to the side.

Kitchen 11' 2" x 9' 1" (3.4m x 2.77m)

Range of base and wall mounted cupboards and drawers with complementary ceramic tile surrounds and rolled edge work surfaces. One and a half bowl, stainless steel sink and drainer unit with mixer tap. Built-in electric oven and hob with extractor fan over. Integrated fridge/freezer. Space and plumbing for a washing machine and dishwasher. Wall mounted boiler. Radiator. Double glazed window to the rear. French doors leads to:

Conservatory 18' 10" x 8' 7" (5.74m x 2.62m)

PVCu double glazed conservatory. Radiator. Ceramic tile flooring. PVCu double glazed French doors provide access to the patio and garden.

2nd Reception Room/3rd Bedroom 10' 3" x 9' 0" (3.12m x 2.74m)

Double glazed window (to conservatory). Radiator.

First Floor Landing

Double glazed window to front. Hatch to loft. Doors to:

Bedroom One 15' 1" x 11' 5" (4.6m x 3.48m)

Two double glazed Velux roof windows to the rear. Radiator. Door to eaves storage space.

Bedroom Two 10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed window to the rear overlooking the garden. Radiator.

Bathroom

Bathroom suite comprises fitted panelled bath, pedestal wash basin and close coupled WC. Ladder style towel rail/radiator. Double glazed window to the front.

Outside Front

Off-street parking to the side of the property. There is a step and useful ramp up to the front paved area which leads to the front porch.

Outside Rear

To the rear is a good sized rear garden with a sunny westerly aspect. Enclosed by timber fencing and Portland stone walling the garden offers a great deal of privacy. Mainly lawn with mature shrub beds and a large patio ideal for entertaining. Outside tap. Timber gates provide pedestrian access to both the front, and a lane to the rear.



ICouncil 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.

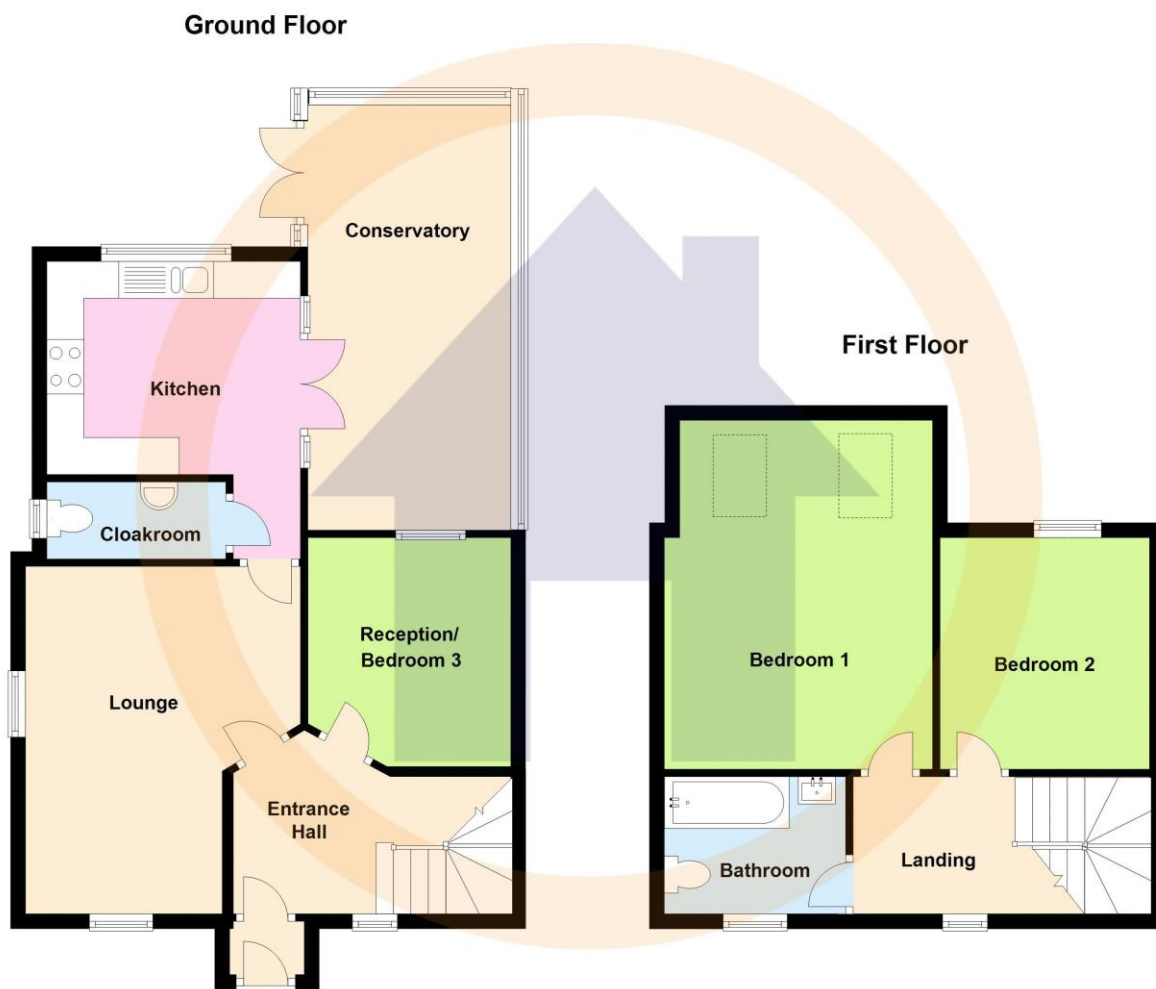
Viewing & Further Information

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:



FLOORPLAN



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	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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