



42 Kingbarrow Drive
Portland, DT5 2LT

£280,000 Freehold



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WINDMILLS Plot 73. A Two Bedroom Crocus house type, offering spacious accommodation with two double bedrooms, Lounge with French Doors opening onto a full width patio and rear garden with access to two side by side parking spaces. There is a contemporary fitted kitchen supplied and fitted by Kitchen Craft with built in appliances including a double oven, hob, cooker hood and integrated dishwasher, LVT flooring is included supplied and fitted by Top Mark, a ground floor cloakroom, on the first floor a bathroom with contemporary white suite including bath with shower and screen wash hand basin set into cabinet and we with concealed cistern and grey tiling. The location of Windmills is close to Easton Square with a wide range of local amenities and a short walk from the Tescos supermarket, there is also easy access on to footpaths through the historic Portland landscape. A management company will be set up to manage the communal areas on site with a service charge of £307 per plot per annum. There is a 10 year NHBC Warranty. N.B. some photos shown will be from a similar plot

Entrance Hall

Cloakroom

6'2" x 4'3" (1.90 x 1.30)

White suite. Fitted with a wash hand basin with cabinet below and we with concealed cistern

Kitchen

12'9" x 11'9" (3.90 x 3.60)

Contemporary fitted kitchen supplied and fitted by Kitchen Craft, appliances include a double oven, hob, cooker hood and integrated dishwasher, there is also space for a fridge freezer and a washing machine door to rear garden

Lounge

18'0" x 10'9" (5.50 x 3.30)

French Doors on to patio and rear garden

Landing

Storage cupboard

Bedroom 1

13'5" x 12'9" max (4.10 x 3.90 max)

Built in cupboard

Bedroom 2

11'1" x 10'9" (3.40 x 3.30)

Bathroom

7'2" x 6'6" (2.20 x 2.00)

Fitted with white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and we with concealed cistern and grey tiling

Outside

Garden to front and South East facing rear rear which is partly laid to patio with the remainder to lawn, outside lighting power point and water tap, there is a further garden area to the side

Parking

With access to two side by side parking spaces from the rear garden





Construction

The property is traditionally built with cavity walls with natural stone elevations under a Slate effect roof. The properties are built to comply with modern building regulations with mobility access

Management Company

A management Company will be set up to maintain the communal areas of the site with a service charge of £307.50 per plot per annum

Covenants

A list of the Windmills Covenants is available on request

Utility Supplies

Mains gas, electricity, water and drainage connected, Water supply is metered

Phone and Broadband signal strength and coverage

Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed

Flood Risk

Very Low Risk Low of flooding from rivers or sea. medium risk from surface water

Planning Condition

No groundworks shall take place at a depth more than 0.60 metres below the ground level of all buildings, all private gardens, all privately owned external areas and all other areas of soft landscaping and shall not compromise the underlying high visibility membrane. For the avoidance of doubt this restriction shall apply to any works permitted pursuant to Article 3 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 as amended by any Order which replaces the same, but not to works (including approved landscaping) at or below ground level expressly authorised as part of the development hereby permitted

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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35 St Thomas Street, Weymouth, DT4 8EJ
 Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk

Area Map



Energy Efficiency Graph

