



Plot 119 Windmills 39 Kingbarrow Drive
Portland, DT5 2LT

£430,000 Freehold



Plot 119 Windmills 39

Portland Drive

A brand new high specification and highly efficient two bedroom detached bungalow located close to local amenities off Easton Square including Tesco supermarket a short walk away, there is also easy walking access to the coastal paths of Portland including down to Church Ope Cove and the historic Portland landscape. Plot 119 Windmills offers spacious well proportioned accommodation with an ample lounge with French doors onto the patio and rear garden. The kitchen is fitted with a contemporary kitchen units supplied and fitted by kitchen craft with Mistral stone effect acrylic work tops appliances including built in double oven, induction hob, fridge freezer and dishwasher there is also access to a utility room off the kitchen. There are two double bedrooms two with en suite shower rooms plus a family bathroom. Alongside is a single garage and driveway parking for 2 cars. There is a garden to the front and a good sized enclosed garden to the rear which will have a porcelain paved patio and the remainder to lawn. Internal Photos, Video tour and 3D tours shown are of a similar property.

Features include

Heating Via Efficient Air Source Heat Pumps, underfloor heating
Photo Voltaic roof panels 1.5 - 1.8 KW and Battery storage of approx 5 KW

Band A PEA rating of 93

Agate Coloured Windows & Doors, internally white

Garage with remote operation electric door and driveway parking for 2 cars

Contemporary Kitchens with Mistral stone effect acrylic worktops & built in appliances

Oak internal doors

Carpets & LVT Flooring Included

Entrance Hall

Cupboard housing water cylinder

Lounge

16'0" x 14'9" (4.90 x 4.50)

French Doors on to patio and rear garden

Kitchen

11'5" x 9'10" (3.50 x 3.00)

Range of contemporary super matt light grey kitchen units supplied and fitted by kitchen Craft in Weymouth, Mistral Mist acrylic stone effect worktops with range of drawers and cupboards below. Appliances include Hotpoint double oven, touch control induction hob, integrated fridge freezer and dish washer Wall mounted cupboards

Utility Room

11'5" x 4'11" (3.50 x 1.50)

Matching units to the kitchen, sink unit with cupboard below, plumbing for washing machine, space for tumble drier

Bedroom 1

14'9" x 12'5" max (4.50 x 3.80 max)

En Suite Shower Room

8'6" x 3'11" (2.60 x 1.20)

Fitted with white bathroom suite comprising tiled shower, wash hand basin with cabinet below and wc with concealed cistern and complimentary tiling, electric towel radiator

Bedroom 2

11'9" x 10'5" (3.60 x 3.20)

Bathroom

10'9" x 5'10" (3.30 x 1.80)

Fitted with contemporary white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and wc with concealed cistern, complimentary tiling and electric towel radiator

Garage & Parking

Single Garage to the side with Agate coloured roller shutter door and electric remote operation, plus driveway parking for two cars





Gardens

Small garden to the front, enclosed rear garden partially laid to a large porcelain paved patio with the remainder to lawn, outside water tap, power points, sophisticated external lighting and feather edged fencing

Central Heating Photo Voltaic Panels and Battery S

The properties are all highly insulated, heating is supplied by a Samsung air source pump powering under floor heating

Photo Voltaic panel are on the roof producing 1.5 - 1.8 KW plus there is approx. 5 KW of battery storage

Service Charge

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

Construction

Traditional cavity wall construction with rendered elevations in a chalky white colour under a pitched roof

Other information

Council Tax, To be assessed, Dorset Council will advise in due course

Utility Supplies, Mains gas, electricity, water and drainage connected, Water supply is metered Covenants, A list of the Windmills Covenants is available on request

Phone and Broadband signal strength and coverage
Flood Risk, Very Low Risk Low of flooding from rivers or sea. medium risk from surface water

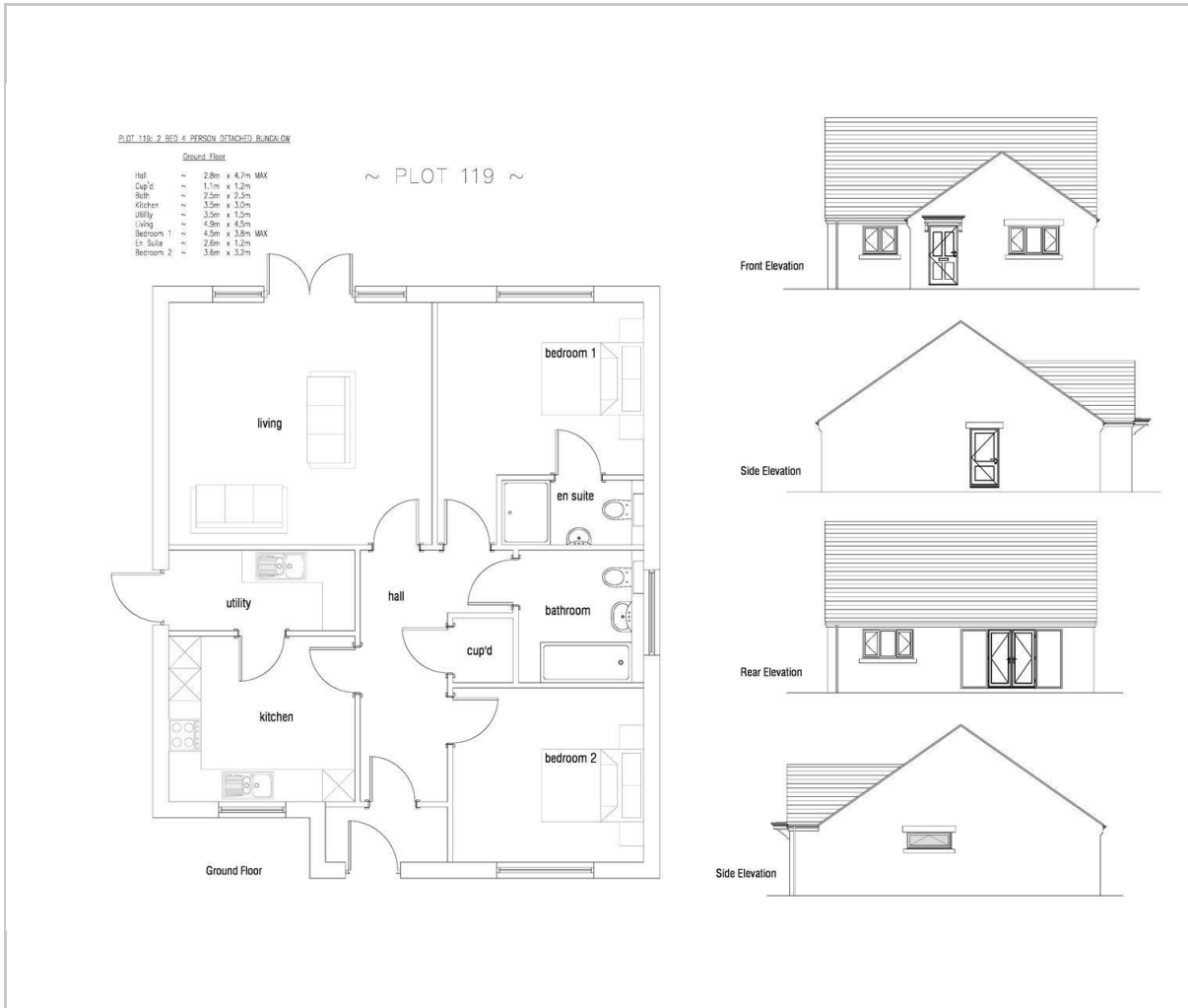
Planning Condition

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

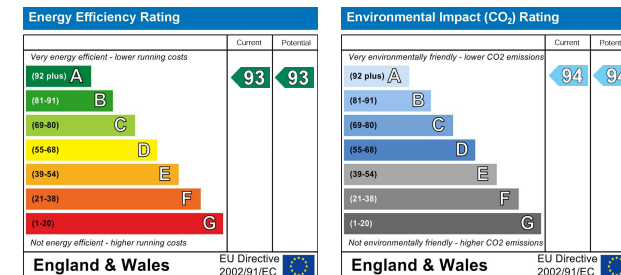
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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