



35 Kingbarrow Drive
Portland, DT5 2LT

£525,000 Freehold



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A brand new highly energy efficient three bedroom detached chalet bungalow. There is easy walking access to local amenities and the coastal paths of Portland including down to Church Ope Cove and the historic Portland landscape. Plot 117 Windmills offers spacious well proportioned accommodation with an ample lounge with French doors to the rear garden. The kitchen offers contemporary kitchen units 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 three double bedrooms two with en suite shower rooms plus a family bathroom. Alongside there is a single garage and driveway parking. Enclosed garden to the rear with a porcelain paved patio. Internal photos, and 3 d tour are of a similar property

Features include: Heating Via Efficient Air Source Heat Pumps, underfloor heating to ground floor and radiators to first floor, Photo Voltaic roof panels 1.5 - 1.8 KW and Battery storage of approx 5 KW, Garage with remote operation electric door and driveway parking, Two en suite shower rooms, Contemporary Kitchens with Mistral stone effect acrylic worktops & built in appliances, LVT Flooring & Carpets Included

Entrance Hall

Cloakroom

White suite. Fitted with a wash hand basin with cabinet below and wc with concealed cistern, electric towel radiator

Lounge Dining Room

20'6" x 12'1" (6.25 x 3.70)

French Doors on to large Porcelain tiled patio and rear garden

Kitchen

10'9" x 10'7" (3.30 x 3.25)

Range of contemporary kitchen units fitted by kitchen Craft in Weymouth, Mistral acrylic stone effect worktops, 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

10'5" x 6'10" (3.20 x 2.10)

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

Bedroom 1

12'5" x 10'5" (3.80 x 3.20)

En Suite Shower Room 1

10'9" x 3'7" (3.30 x 1.10)

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

Landing

Built in cupboard

Bedroom 2

17'8" x 10'2" (5.40 x 3.10)

Two Velux Balcony windows, Built in cupboard, sloping ceilings

En Suite Shower Room 2

8'6" x 6'2" (2.60 x 1.90)

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

Bedroom 3

20'8" x 13'9" (6.30 x 4.20)

Access to eaves storage, sloping ceilings





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

Fitted with contemporary white bathroom suite comprising luxury double ended bath with centre taps with shower attachment, wash hand basin with cabinet below and we with concealed cistern, complimentary tiling and Aluminium designer radiator with towel rail

Garden, Garage & Parking

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

Central Heating, Photo Voltaic Panels and Battery

The property is highly insulated, heating is supplied by a Samsung air source pump powering under floor heating on the ground floor and radiators on the first floor
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 to maintain the communal areas of the site with a service charge of £307.50 per plot per annum

Other Information

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
Covenants, A list of the Windmills Covenants is available on request
Council Tax, To be assessed by Dorset Council

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

