



37 Kingbarrow Drive, Portland, DT5 2LT

£515,000 Freehold

Chalet - Detached

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37 Kingbarrow Drive

Portland, DT5 2LT

- Heating Via Efficient Air Source Heat Pumps, Under Floor To Ground Floor Radiators Upstairs
- Energy Efficient Homes with 1.5KW - 1.8 KW Photo Voltaic Roof Panels and 5 KW of Battery Storage
- Agate Coloured UPVC Double Glazed Windows and doors
- Three Double Bedrooms Two Include En Suite Shower Rooms
- Contemporary White Kitchens With Stone effect worktop & Built In Appliances
- Utility Room
- Oak Internal Doors
- Parking For Two Cars
- Porcelain Tiled Patios And Pathways
- Close To Portland's Stunning Coastline

A brand new highly energy efficient with band A energy rating three bedroom detached chalet bungalow located close to local amenities off Easton Square, There is also easy walking access to the coastal paths of Portland including down to Church Ope Cove and the historic Portland landscape. Plot 118 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. To the front there is parking for two cars. Enclosed garden to the rear with a porcelain paved patio and the remainder to lawn. 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, driveway for 2 cars, 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 Porcelain tiled patio and rear garden

Kitchen

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

Range of contemporary white kitchen units fitted by kitchen Craft in Weymouth, Mistral Conserra (light Grey) 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)

Sea View, 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 wc with concealed cistern, complimentary tiling and Aluminium designer radiator with towel rail

Garden, & Parking

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

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

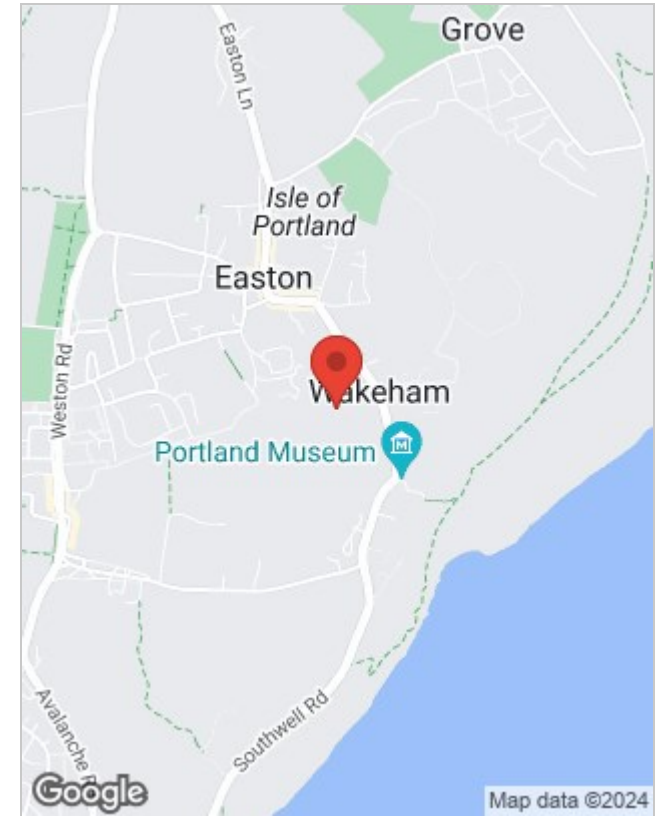
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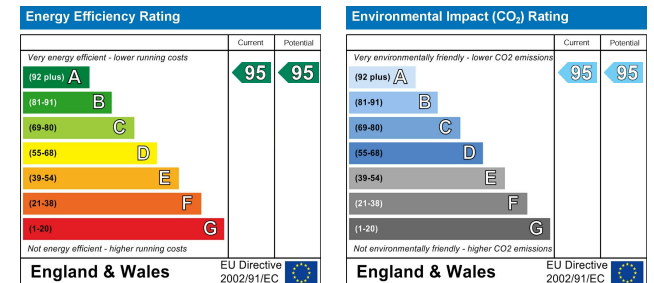
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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