



Plot 76 Windmills 36 Kingbarrow Drive
Portland, DT5 2LT

£345,000 Freehold

 3  2  1  B

Plot 76 Windmills 36

Portland Drive
Portland, DT5 2JF

Plot 76 Windmills is one of the best plots with Portland Stone elevations and has a south east facing rear garden with sea views to the rear. It is a Rose house type offering spacious three bedroom accommodation including, Lounge Diner with French Doors opening onto a full width south east facing patio and rear garden with two tandem parking spaces to the rear. 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 fridge freezer & dish washer there is also space for a kitchen table, Carpets & LVT flooring included supplied and fitted by Top Mark, a ground floor cloakroom, on the first floor are three bedrooms with an en suite shower room to bedroom 1, a bathroom with contemporary white suite including bath with shower and screen wash hand basin set into cabinet and wc 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. Plot 76 is ready for occupation. 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. Photos shown may be of a similar property

Entrance Hall

Stairs to first floor, under stairs cupboard

Cloakroom

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

WC with concealed cistern, wash hand basin set into cabinet

Lounge Diner

19'4" x 17'8" (5.90 x 5.40)

French doors on to patio and rear garden

kitchen Breakfast Room

19'4" x 11'1" (5.90 x 3.40)

Kitchen supplied can fitted by Kitchen Craft, Contemporary range of kitchen units with appliances including touch control induction hob, cooker hood, double oven, integrated fridge freezer and dish washer, space for washing machine. Cupboard housing gas boiler

Landing

Bedroom 1

15'1" x 10'9" (4.60 x 3.30)

Sea views

En Suite Shower Room

8'6" x 4'7" (2.60 x 1.40)

White suite comprising Tiled Shower, WC with concealed cistern, wash hand basin set into cabinet grey tiling towel radiator

Bedroom 2

14'1" x 10'5" (4.30 x 3.20)

Bedroom 3

8'10" x 8'6" (2.70 x 2.60)

Family Bathroom

8'6" x 6'6" (2.60 x 2.00)

White suite comprising Shower bath with glass screen, WC with concealed cistern, wash hand basin set into cabinet, grey tiling, towel radiator

Carpets & LVT Flooring

Carpets & LVT flooring included supplied by Top Mark Carpets

Outside

Small garden area to the front, Enclosed south east facing garden to the rear with full width patio and the remainder laid to lawn, there will be outside water tap, wall light and power points

Parking

Parking for 2 cars side by side,





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

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

Conenants

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

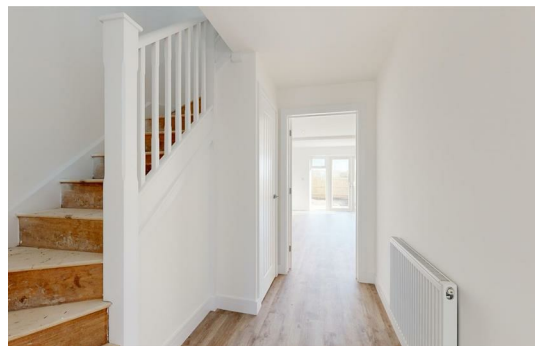
Very Low Risk Low of flooding from rivers or sea. medium risk from surface water

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



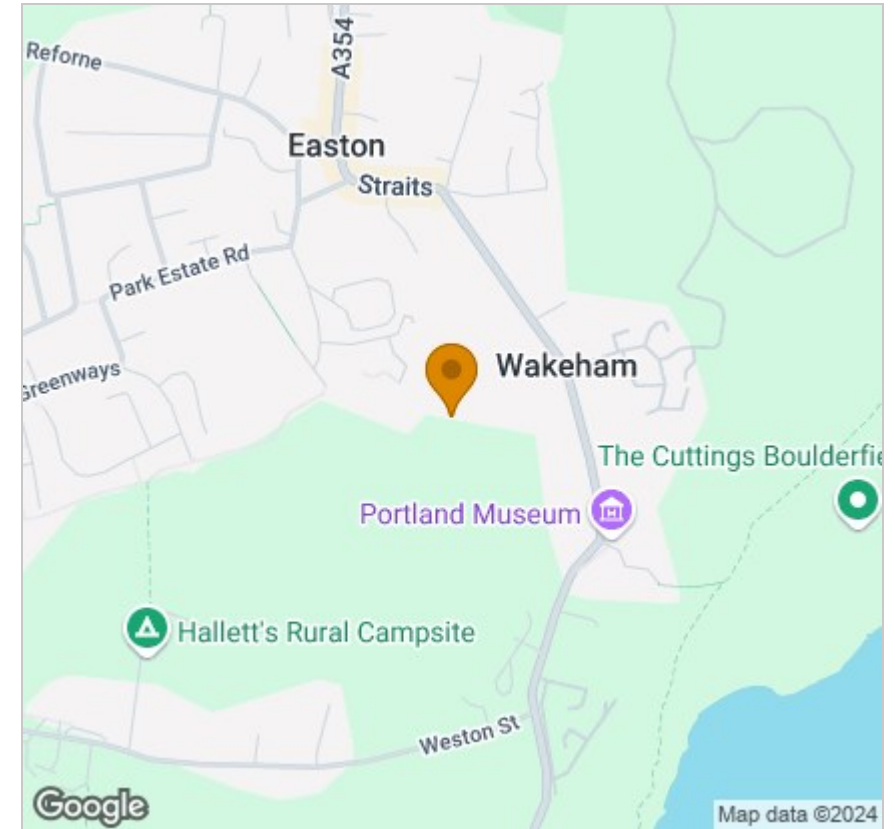
Viewing

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.

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.

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

