



8 Easton Square

Portland, DT5 1BX



Offers In Excess Of
£250,000 Freehold



Easton Square

Portland, DT5 1BX

- Charming Characterful Period Cottage
- Well Presented Throughout
- Two Bedrooms
- Loft Room
- Spacious Lounge
- Open Plan Modern Kitchen/Diner
- Family Bathroom & WC
- Low Maintenance Rear Garden
- Ideal Investment
- Highly Popular Location





****CHARMING CHARACTERFUL PERIOD COTTAGE****

We are delighted to offer to the market, this WELL PRESENTED mid terrace PERIOD COTTAGE, boasting plentiful amounts of CHARM AND CHARACTER. This deceptively spacious COTTAGE benefits from TWO BEDROOMS, spacious LOUNGE, open plan MODERN FITTED KITCHEN/DINER, family bathroom, downstairs WC and LOFT ROOM. Externally the property offers a SOUTHERLY ASPECT low maintenance rear GARDEN.



Positioned over looking the beautiful Easton Square this charming period cottage benefits from deceptively spacious accommodation throughout. Upon entering the property you are greeted by the large dual aspect lounge. This room is a warm light and airy space with two feature Portland Stone fireplaces. From the lounge stairs rise to the first floor, where the two bedrooms and family bathroom are located. Descending to the lower ground floor, where the large open plan modern fitted kitchen/diner is situated. Bedroom one is a rear aspect double bedroom. Bedroom two is a front aspect single room, currently being used a home office by the vendors. From bedroom two ladders provide access to the loft room. The family bathroom comprises a modern suite, with bath and shower over, wash hand basin and WC. Without doubt the main attraction of this lovely cottage is the large open plan kitchen/diner. This striking space boasting bi-folding doors opening out onto the rear garden, a large sky light which allows ample amounts of natural light to flood the room. The kitchen offers a range of matching eye and base level storage cupboards, space for freestanding domestic appliances. The kitchen area is spacious enough to house a family sized dining room table and chairs. To complete the accommodation is a downstairs WC located off the kitchen/diner.





Summer House
Kitchen/Diner
 35'3" x 8'6" (10.75 x 2.61)
Downstairs Cloakroom
 5'6" x 3'11" (1.7 x 1.2)
Living Room
 21'11" x 9'2" (6.7 x 2.8)
Bedroom One
 9'2" x 9'2" (2.8 x 2.8)
Family Bathroom
Bedroom Two
 6'6" x 8'6" (2 x 2.6)
Loft Space

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terraced House
 Property construction: Traditional
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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, property construction, services, & 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.