





Eastville Cottages, Weston Road

Portland, DT5 2DD

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**Offers In Excess Of
£279,000 Freehold**



Eastville Cottages, Portland, DT5 2DD

- New Build Bungalow With Solar Panels
- Built by D Whyton Building Services Limited
- Wrap Around Garden
- Two Bedroom Detached Property
- French Doors onto the Garden
- 10 Year Builders Warranty
- Level Plot
- Close to Weston Shops and Local Bus Route
- Short Stroll to Supermarket
- Some Intergrated Appliances





****NEWLY BUILT INDIVIDUAL BUNGALOW ****

Set back off Weston Road, in the quiet location of Eastville Cottages, is this **NEWLY BUILT**, TWO bedroom, **DETACHED** bungalow with wrap around **SOUTHERLY ASPECT** garden, **LIGHT AND AIRY** accommodation and aesthetically pleasing **Portland Stone Façade** and solar panels is offered for sale with **NO FORWARD CHAIN** and ready for **OCCUPATION**.



Entering through a wooden gate, a paved pathway leads up to the front door. Entry to the property is gained via a porch which provides a useful



space for shoe and coat storage and leads through to an inner hall. As you enter, to your left is a beautifully presented bathroom with large shower cubicle, WC, heated towel rail, vanity wash hand basin and panel enclosed bath. Adjacent to the bathroom is the second bedroom, a light space which overlooks a portion of garden and would make a wonderful guest bedroom or study. The primary bedroom is a large double room and enjoys an easterly aspect with an outlook over the main section of garden. To the front of the property is a bright kitchen with ample grey shaker style units with darker grey counter tops and gloss splash back tiles. The kitchen also benefits from an intergraded eye level oven, electric inset hob, extractor hood in addition to space for fridge freezer and washing machine. Completing the bungalow is a light and spacious living room with French doors opening onto a composite deck.

Externally, the property enjoys a wrap around garden with a large, composite decked seating area, a good size lawn and a separate area of slate with a shed.





Living Room
13'1" x 14'5" (4 x 4.4)

Bedroom One
9'10" x 14'5" (3 x 4.4)

Bedroom Two
8'6" x 8'2" (2.6 x 2.5)

Kitchen
9'2" x 7'6" (2.8 x 2.3)

Bathroom
9'4" x 5'10" (2.86 x 1.8)

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: Detached
Property construction: Standard

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	98	98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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