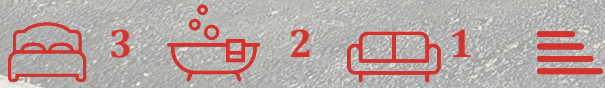




36 Kingbarrow Drive

Portland, DT5 2FH

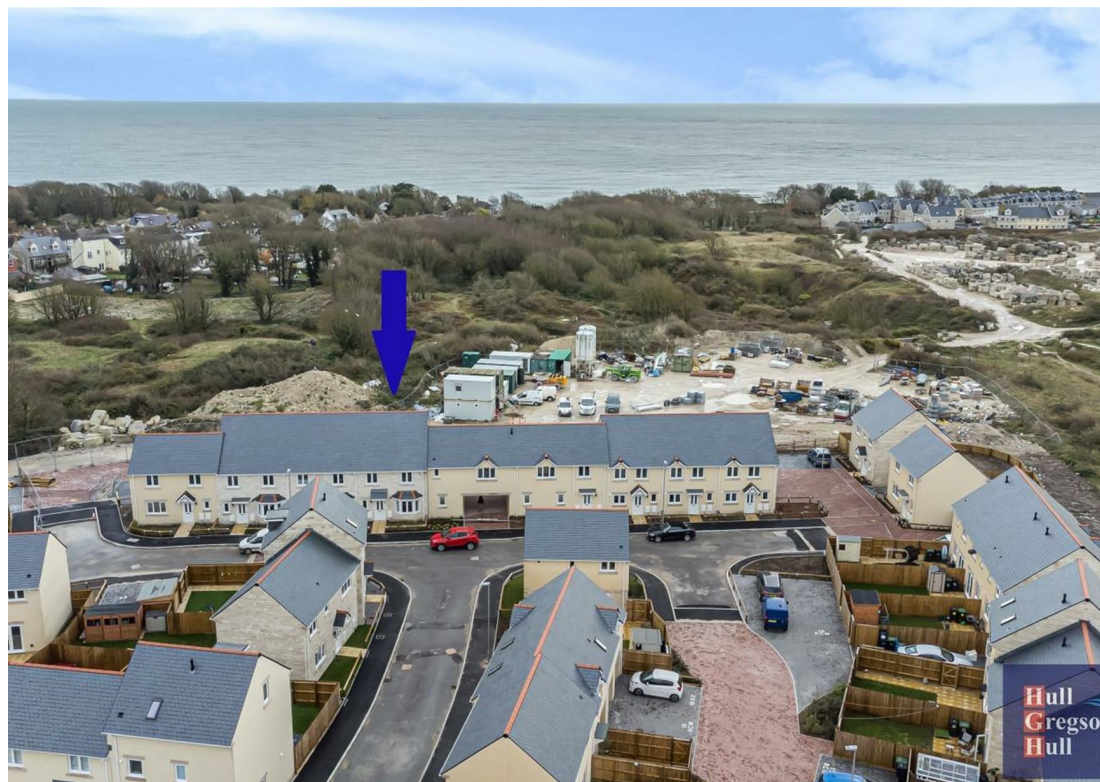
£355,000 Freehold



36 Kingbarrow Drive

Portland, DT5 2FH

- Brand New Home
- Portland Stone Fronted
- Bay Window to Front
- Two Allocated Parking Spaces
- Sea Views
- 10 Year NHBC
- LVT Flooring To Ground Floor
- South Facing Garden
- Large Living Room
- Downstairs WC

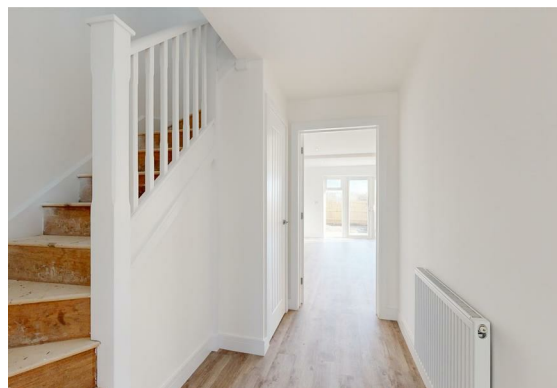




A brand new, THREE BEDROOM TERRACE house with 2 ALLOCATED PARKING SPACES & BEAUTIFUL COASTAL & COUNTRY VIEWS, situated moments from Easton Square on Portland.

The property, BUILT BY BETTERMENT PROPERTIES LTD. is situated on the popular Windmills development in EASTON, approximately 1/4 mile from EASTON SQUARE. The Windmills development comprises a mix of individual homes set within carefully designed streetscapes surrounded by beautiful scenery & open spaces.

Easton benefits from a range of



amenities including Tesco supermarket, a Co-Op, Post Office, a butchers, a deli, a range of eateries & a park & gardens.

Plot 76 is a TERRACED Rose house type & comprises three bedrooms, a modern kitchen and bathroom/en-suite & a living room with French doors onto the garden. The rear garden is enclosed with featheredge fencing and has a patio spanning the width of the house. There are 2 allocated parking spaces in tandem.

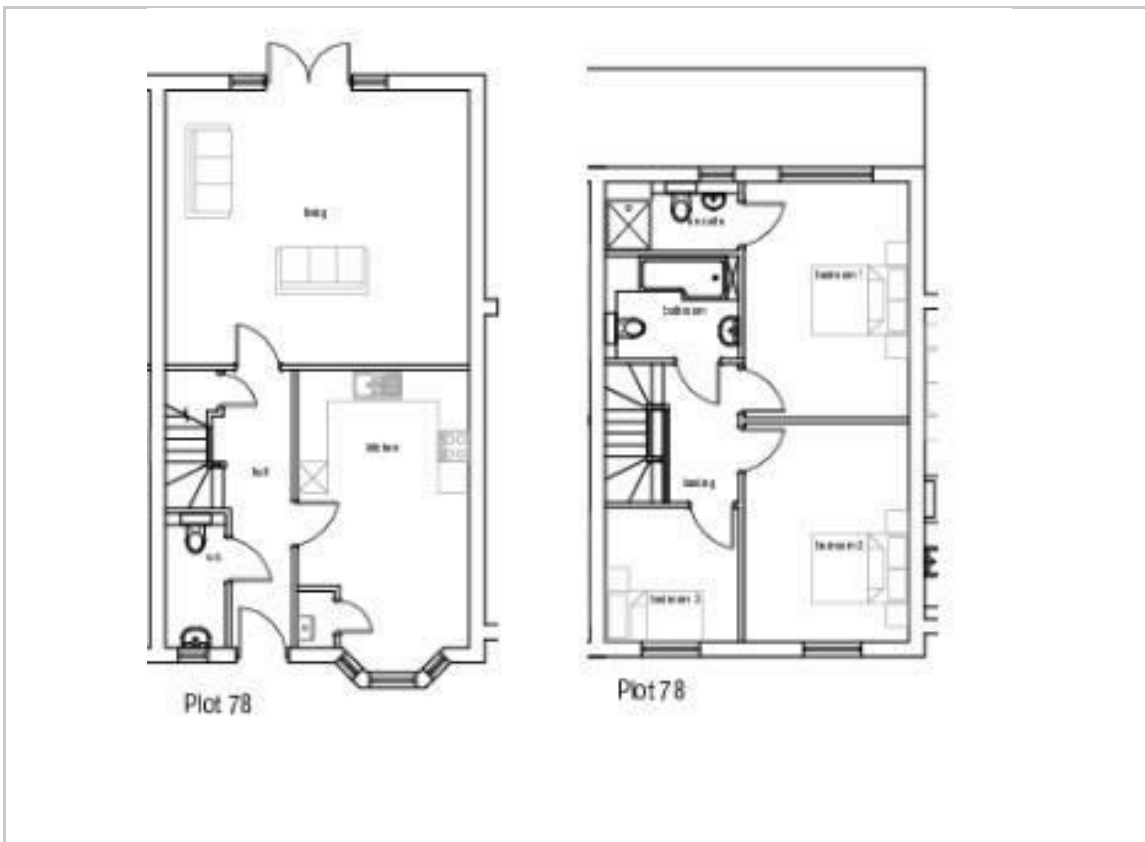
All properties are built to a high standard with fitted kitchens supplied & fitted by Kitchen Craft, Weymouth, modern white bathrooms suites with a contemporary grey tiling, LVT flooring to the ground floor supplied by Top Mark Carpets, Weymouth and there is a high level of insulation.

All plots come with a 10 year NHBC warranty.

*Please note the photos shown could be from a different house and style and should be used as guidance only to give an indication on the style and quality of finish.

The estimated build completion date for Plot 76 is Spring 2024. A management company will be set up to manage the communal areas on site with a service charge of £307.50 per plot per annum.





Living Room
19'4" x 17'8" (5.9m x 5.4m)

Kitchen
19'4" x 11'1" max (5.9m x 3.4m max)

Bedroom One
10'9" x 15'1" (3.3m x 4.6m)

Bedroom Two
10'5" x 14'1" (3.2m x 4.3m)

Bedroom Three
8'6" x 8'10" (2.6m x 2.7m)

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: Mid Terrace
Property construction: Blockwork and Render
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas

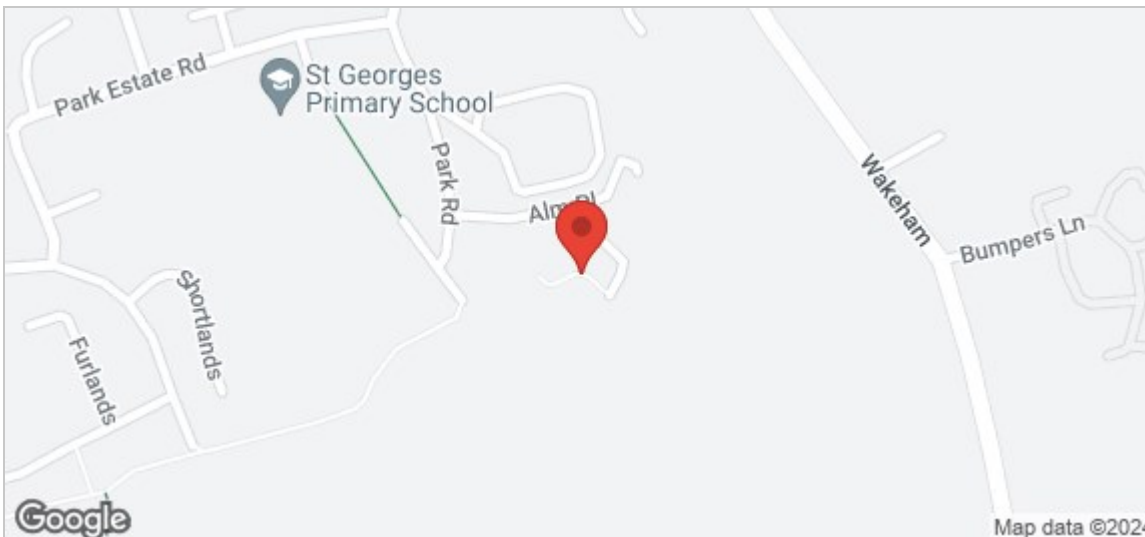
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

<https://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 & 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
Very energy efficient - lower running costs			
(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		