



Tillycombe Road

Portland, DT5 1LG



Guide Price
£210,000 Freehold



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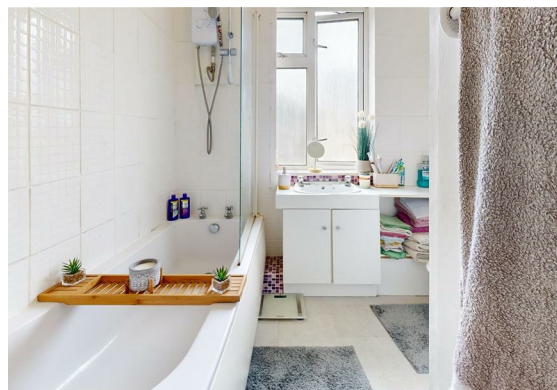
- Semi-Detached Family Home
- Three Bedrooms
- Front Aspect Lounge With Wood Burner
- Spacious Fitted Kitchen
- Downstairs WC
- Family Bathroom
- Generous Sized Plot
- Various Outbuildings
- Ideal Investment or Starter Home
- Viewings Come Highly Advised





Positioned on a **GENEROUS SIZED PLOT** is this **SPACIOUS THREE BEDROOM SEMI-DETACHED** family home. Benefitting from **THREE BEDROOMS**, a light and airy **FRONT ASPECT LOUNGE**, fitted kitchen, downstairs WC and family bathroom. Externally this ideal family home offers a large **SIDE/REAR** garden with several **OUTBUILDINGS**.

Upon entering the property you



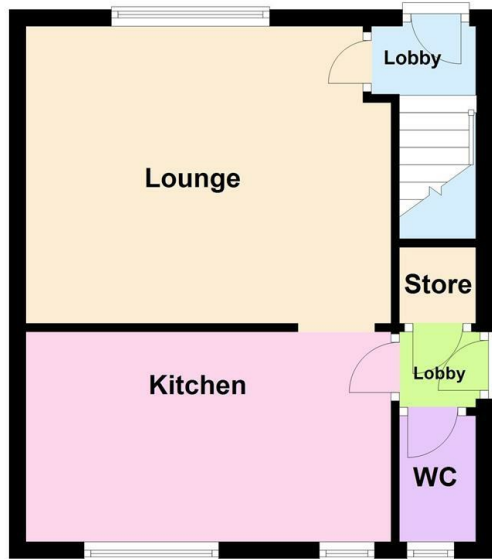
are greeted by a light and airy front aspect lounge, benefiting from a feature wood burner. Leading on from the lounge access is gained to the fitted kitchen, with a range of eye and base level storage cupboards and space for free standing domestic appliances. To complete the ground floor accommodation is the downstairs WC. From the kitchen via a lobby is access out to the side and rear gardens.

Stairs rise to the first floor where bedrooms one, two, three and family bathroom are located. Bedrooms one and two are both spacious double bedroom, offering front and rear aspects. Bedroom three currently used as a home office would make an ideal guest room. The family bathroom comprises a fitted suite offering bath with shower over, wash hand basin and WC.

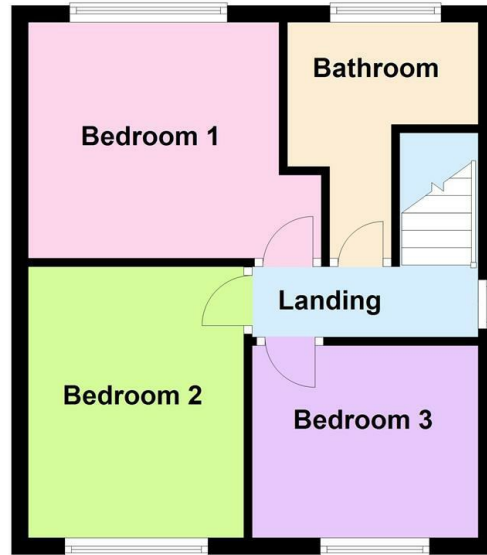


Externally this family home boasts a deceptively spacious front/side/rear gardens. The garden area offers a mixture of hard standing patio, a selection of mature plants and shrubs. Additionally there are several out buildings suitable for anyone looking to work shop or space to work on a project.

Ground Floor



First Floor



Lounge
13'4 x 11'8 (4.06m x 3.56m)

Kitchen
13'5 x 8'3 (4.09m x 2.51m)

Downstairs WC

Bedroom One
10'9 x 9'2 (3.28m x 2.79m)

Bedroom Two
8'6 x 12'1 (2.59m x 3.68m)

Bedroom Three
8'10 x 8'7 (2.69m x 2.62m)

Bathroom
7'6 x 9'3 (2.29m x 2.82m)

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: Semi-detached
- Property construction: Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Wood Burner
- 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
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		