



Tobys Close
Portland, DT5 2LB

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Asking Price
£160,000 Freehold



Tobys Close

Portland, DT5 2LB

- One Double Bedroom Bungalow
- In Need of Some Cosmetic Modernisation
- Garage in Block Nearby
- Walk-in Shower Room
- Ample Built-in Storage
- Short Walk to Amenities
- Private Gated Front Garden
- Front Porch & Sun Room to Rear
- Transport Links Close
- Council Tax Band ~ A





This DOUBLE-BEDROOM BUNGALOW in SOUGHT-AFTER LOCATION, CLOSE TO LOCAL AMENITIES is presented for sale with NO ONWARD CHAIN. The property is in need of some cosmetic modernisation, but would make a fantastic first-time purchase or investment. The bungalow offers a gated front garden, rear sun room and a garage in a nearby block.

Through the gate and into the front garden, a path leads to the front porch. The front garden hosts raised bedded plants and is laid to shingle: presenting a low-maintenance space. The front porch provides a useful space for storage and gives access to

the living room.

The living room is a generous size with a large front-aspect window overlooking the garden. The room is neutrally decorated and provides a great space for entertaining guests or simply relaxing. Beyond the living room, to the right, you find yourself in the kitchen. The kitchen hosts white traditional-style units with black granite-style worktops over. The room also benefits from an integrated oven and hob, ample shelving space and a skylight spilling light into the space.

The property presents ample built in storage branching off from the hallway as well as a shower room. The shower room hosts a walk-in shower, WC and wash-hand basin.

To the rear, you find yourself in this bungalow's double bedroom. The room boasts ample space for a double bed and space for further furnishings. A doorway leads into the rear sun room spilling rays of sunshine into the bright space presenting the perfect space for relaxing. The sun room also provides rear access to the property.

The property is in need of some modernisation, but would make a great investment or first-time purchase.

Viewings come highly advised to fully appreciate this property.



Living Room
13'11" x 9'6" (4.25m x 2.9m)

Bedroom
12'1" max x 9'6" max + sun room (3.7m max x 2.9m max + sun room)

Kitchen
6'5" x 6'9" (1.97m x 2.07m)

Shower Room
7'10" x 5'2" (2.4m x 1.6m)

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 Bungalow
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Electric Wall-Panel Heaters
 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 | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 40 | |
| (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 | |