



**Tobys Close**  
Portland, DT5 2LB

 2  1  1  E

**Asking Price**  
**£170,000 Freehold**

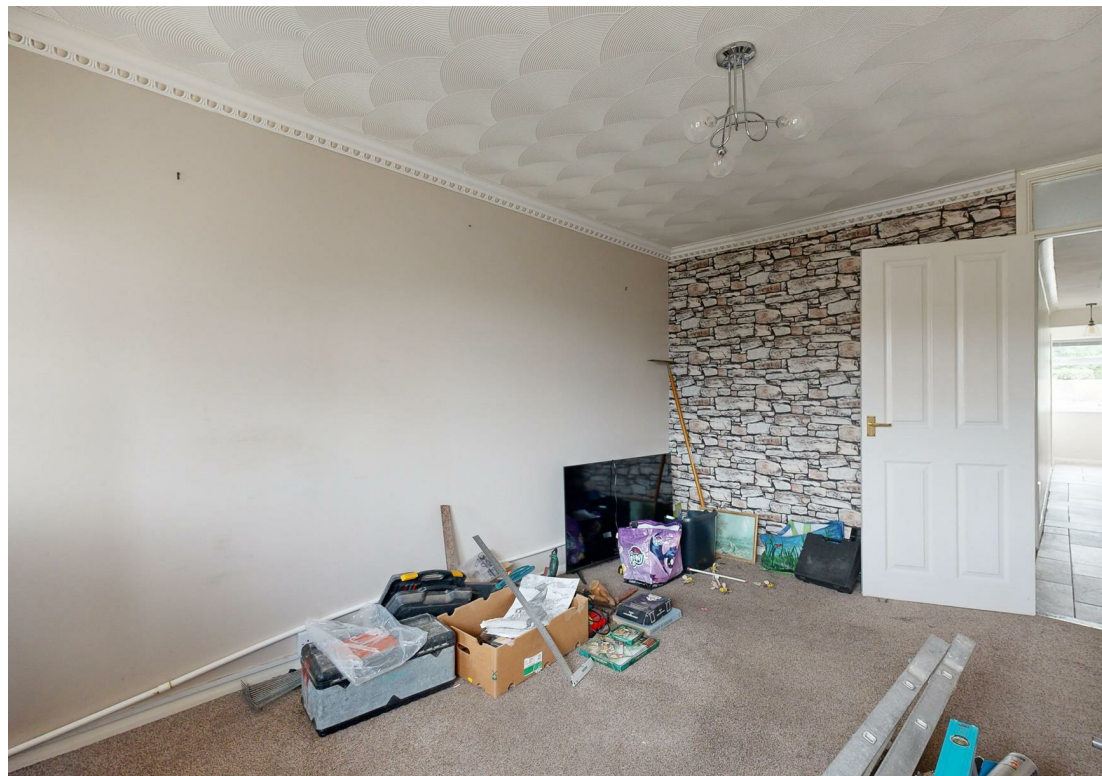


# Tobys Close

Portland, DT5 2LB

- Bungalow Presented For Sale
- Front & Rear Garden
- Cosy Lounge with Front-Aspect Window
- Two Bedrooms
- Modern-Style Kitchen
- Well-Presented Bathroom
- Level Access to Property
- Front Porch & Rear Sun Room
- Skylight in Property
- Council Tax ~ A





This TWO BEDROOM BUNGALOW with: FRONT and REAR GARDENS; a COSY FRONT-ASPECT LOUNGE and MODERN-STYLE KITCHEN is presented For Sale. The property benefits from a SUN ROOM, WELL-PRESENTED BATHROOM and is a COUNCIL TAX BAND A. The property is offered for sale with NO ONWARD CHAIN.

Beyond the low-maintenance front garden, you find yourself in the inner porch: perfect for storage. The front aspect living room creates a cosy ambience and is a great space to relax in. The room provides ample space for furnishings and hosts a front-aspect front window overlooking the



front garden.

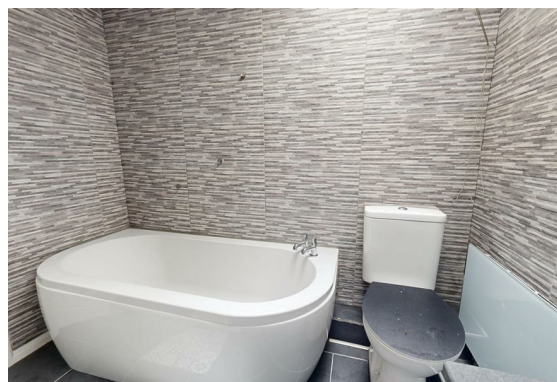
The modern-style kitchen hosts lightly coloured modern-style units with wood-effect counter tops over and black splash back tiles. The room also boasts an eye level oven, ample space for further freestanding appliances and for meal preparation.

From the inner-hallway, you find both of the property's bedrooms. The main bedroom hosts built-in storage and a skylight window above spilling rays of sunshine into the room. Bedroom two hosts a rear aspect window overlooking the rear garden. The room offers ample space for a double bed and room for storage.

The bungalow also offers a well-presented bathroom. The bathroom hosts an oval-shaped bath tub, WC and wash-hand basin with storage under. The room is laid with black tiles and a stylish mosaic insert in the middle.

To the rear of the property, there is a sun room leading into wooden, lockable lean-to: perfect for outside storage. Externally, the property offers low-maintenance style, private gated gardens with access to the front and rear.

The property is a level-access, a short walk to Easton Square and the amenities it has to offer and is presented for sale with no onward chain. Viewings come highly advised.



### Ground Floor



**Living Room**  
13'4" x 10'0" (4.07 x 3.05)

**Kitchen**  
9'10" x 9'10" (3 x 3)

**Bedroom One**  
13'1" x 6'6" (4 x 2)

**Bedroom Two**  
10'11" x 6'6" (3.35 x 2)

**Bathroom**  
8'0" x 6'6" (2.45 x 2)

**Garden Room**  
6'0" x 7'2" (1.85 x 2.2)

### 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: Bungalow  
 Property construction: Standard  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Electric  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://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.

