



Tillycombe Road

Portland, DT5 1LF



Asking Price
£200,000 Freehold

Hull Gregson Hull

Tillycombe Road

Portland, DT5 1LF

- Semi-Detached Family Home
- Offered For Sale With No Onward Chain
- Three Generous Bedrooms
- Front Aspect Reception Room
- Newly Fitted Modern Kitchen
- Family Shower Room
- Downstairs WC
- Recently Refurbished Throughout
- Front/Side/Rear Gardens
- Ideal Investment or Main Home





Offered for sale with NO ONWARD CHAIN is this spacious SEMI-DETACHED FAMILY HOME that has been recently modernised throughout. This IDEAL FAMILY HOME or INVESTMENT benefits from a FRONT ASPECT RECEPTION ROOM, a newly fitted MODERN KITCHEN, downstairs WC, THREE BEDROOMS and a modern SHOWER ROOM.

Outside there is a the added benefit of FRONT/SIDE/REAR GARDENS. Viewings come highly advised to appreciate the size, space and accommodation on offer.

This ideal family home or investment offers a light and airy feel throughout, following a recent modernisation by



the current vendor. A large front aspect reception room benefits from a sizeable window which allows ample amounts of natural light to flood the room. Leading on from the reception room, access is gained to the newly fitted modern kitchen. Offering a wide range of colouring matching eye and base level storage cupboards, integral oven and hob as well as space for a selection of domestic appliances. To complete the ground floor accommodation there is a downstairs WC located off the kitchen. A side door from the kitchen area provides access out to the garden area.

Stairs rise to the first floor where bedrooms one, two, three and the family shower room are located. Bedrooms one and two are both generous sized double rooms, with bedroom three being an excellent guest room. The modern fitted shower room comprises shower cubicle, wash hand basin and WC.

Outside the family home has the benefit of front, side and rear gardens. Offering a range of mature plants, shrubs and large patio area making this a family friendly space.

Situated in the ever popular location of Fortuneswell the property offers easy access to stunning coastal walks, local amenities and well serviced public transport links to and from Portland to Weymouth.

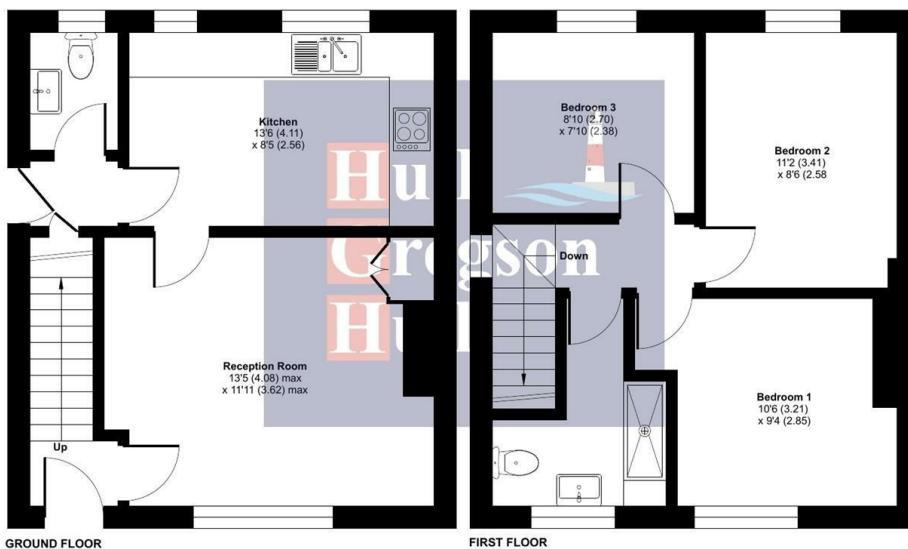




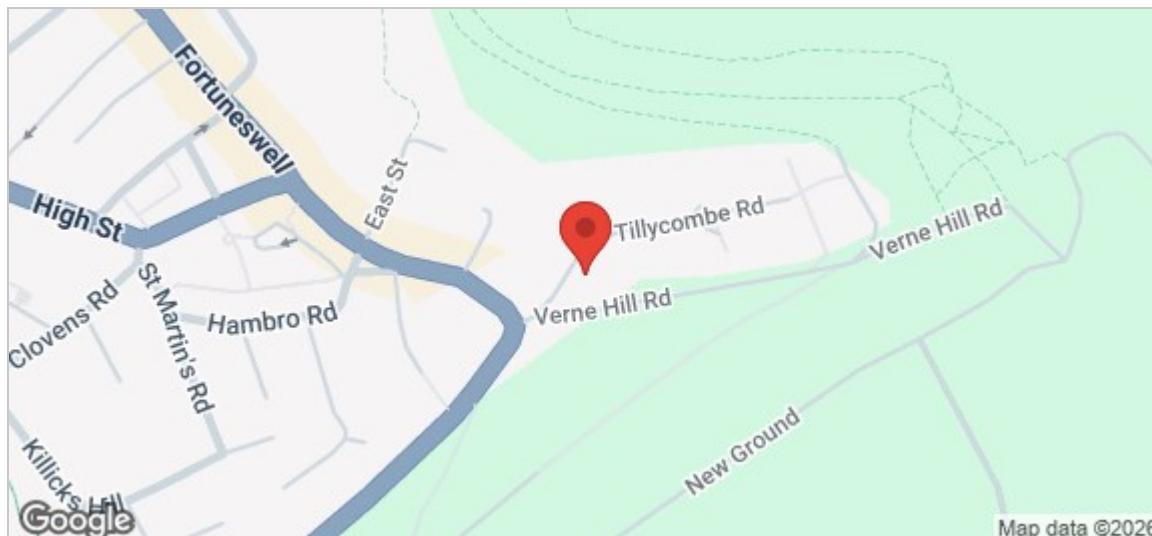
Tillycombe Road, Portland, DT5

Approximate Area = 748 sq ft / 69.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1403800



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Reception Room

13'5 max x 11'11 max (4.09m max x 3.63m max)

Kitchen

13'6 x 8'5 (4.11m x 2.57m)

Downstairs WC

Bedroom One

10'6 x 9'4 (3.20m x 2.84m)

Bedroom Two

11'2 x 8'6 (3.40m x 2.59m)

Bedroom Three

8'10 x 7'10 (2.69m x 2.39m)

Family Bathroom

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: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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 | | |
| EU Directive 2002/91/EC | | |

Environmental Impact (CO₂) 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 | | |
| EU Directive 2002/91/EC | | |