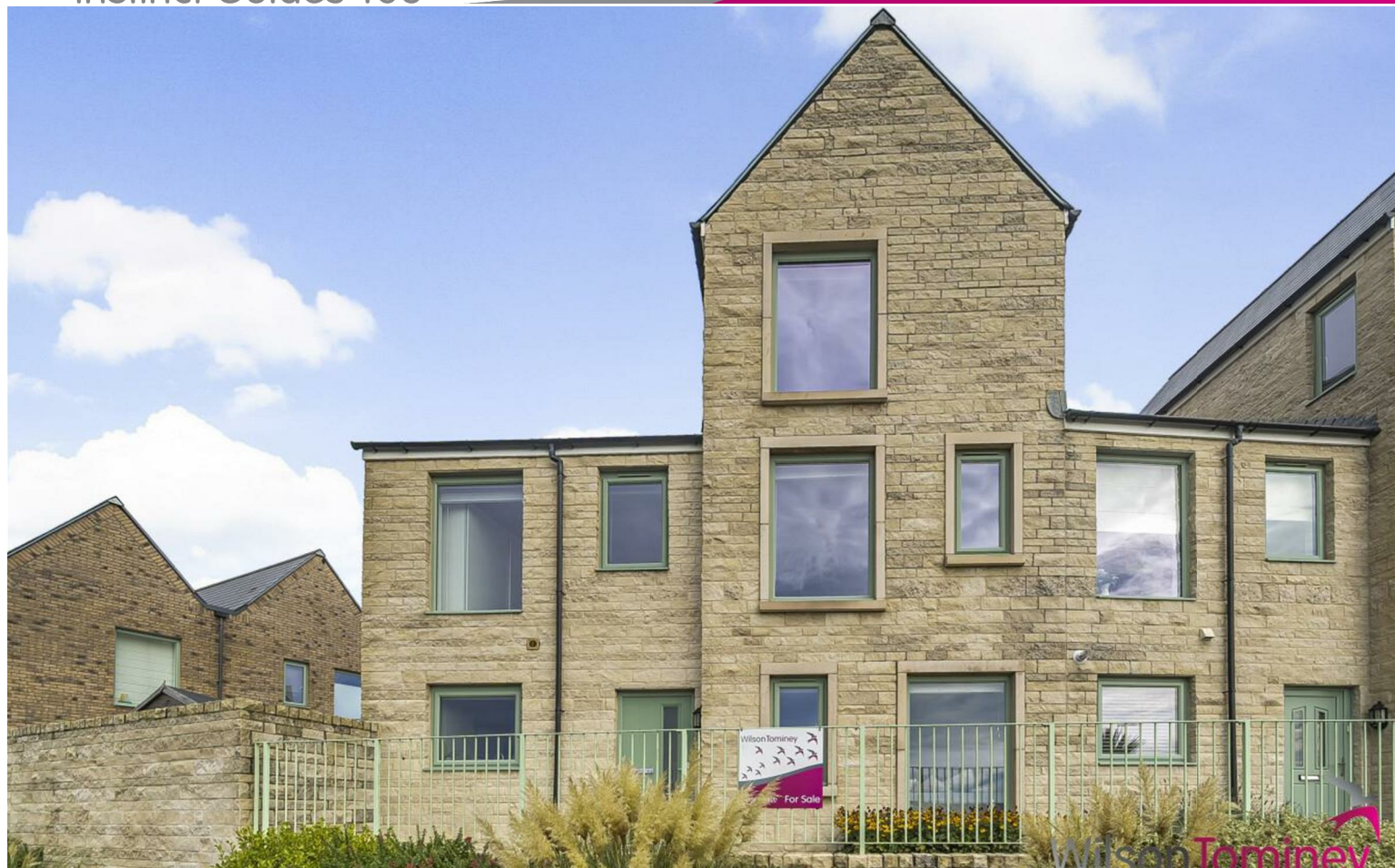


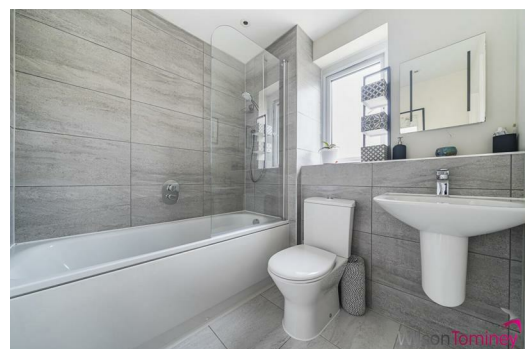


Instinct Guides You



## Mulberry Avenue, Portland, DT5 1FT Offers In Excess Of £350,000

- Three Double Bedrooms
- Two Bathrooms and Cloakroom
- Beautifully Presented
- Moments from the Waters' Edge
- Private Parking
- Close Proximity To Chesil Beach
- Open-Plan Kitchen/Diner
- Low-Maintenance Rear Garden



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



A spacious THREE DOUBLE BEDROOM, TWO BATHROOM, contemporary home with ATTRACTIVE STONE ELEVATIONS, situated at the base of Portland, MOMENTS from the WATERS' EDGE and a range of amenities. This beautiful property would make an excellent FAMILY HOME or HOLIDAY HOME given it's location betwix Portland Harbour and CHESIL BEACH with the NATIONAL SAILING CENTRE & RYA CENTRE nearby.

Stepping inside, you instantly gain a feeling of space from the generous sized kitchen/diner, boasting an extensive range of cupboards with abundant preparation space. Fundamentally the hub of the home, enhanced by its dual aspect windows and spacious dining area, the room flows seamlessly into adjacent sitting room - both of which are stylishly finished in striking contemporary styles. The downstairs accommodation is complete by a convenient cloakroom.

The first floor hosts the initial double bedrooms - two excellently proportioned rooms with ample space for furnishings and large double windows looking over to Portland's marina. A family bathroom can be found adjacent comprising of bath, toilet and basin - beautifully finished with modern tiling.

The second floor accommodates the main bedroom, exclusively. A sizeable double with integrated storage and dual aspect windows - accentuated by the room's elevated position. The room also boasts a generous en-suite.

To the rear, the home enjoys a low maintenance garden with space for pots and seating - A large shed provides useful storage, too.

**Sitting Room 14'0" x 11'1" (4.29 x 3.40)**

**Kitchen/Diner 16'9" x 12'9" max (5.11 x 3.91 max)**

**Cloakroom**

**Bedroom Two 13'1" max x 10'0" (3.99 max x 3.05)**

**Bedroom Three 11'1" x 11'1" (3.4 x 3.38)**

**Bathroom**

**Bedroom One 11'1" max x 11'1" max (3.4 max x 3.4 max)**

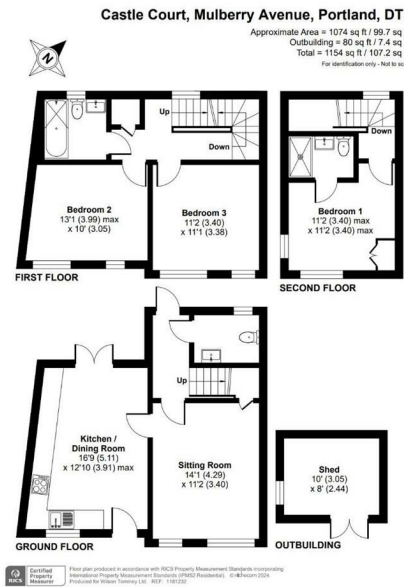
**Ensuite**

**Management Costs**

The vendor informs us that the property is subject to a yearly management cost of approximately £330.







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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	