

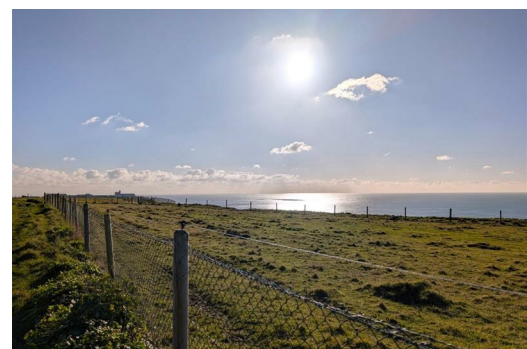
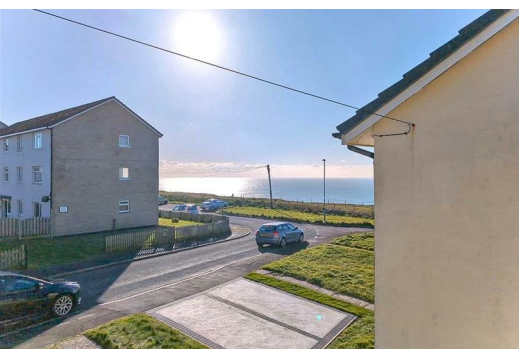


Instinct Guides You



**Martinscroft Road, Portland, DT5 2JD**  
**Guide Price £230,000**

- Large Rear Garden
- Coastal Sea Views
- Well Presented Throughout
- Stunning Coastal Walks Nearby
- Spacious Living Room
- Three Bedrooms



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 WELL PRESENTED THREE BEDROOM property situated on Portland. The property is a GOOD SIZE boasting SEA VIEWS and LARGE REAR GARDEN. Situated in close proximity to bus routes, amenities and COASTAL WALKS.

The property is a great size, which is demonstrated immediately in the Living room. This is a fantastic space with ample room for lounge furnishings creating a versatile space to incorporate a dining or study area in addition if required. The large window allows plenty of natural light to flood the room, creating a welcoming environment.

The modern fitted kitchen has been thoughtfully designed, comprising ample eye and base level units with space for utilities. The space benefits from additional storage options in the form of an understairs cupboard. The room also boasts access into the versatile storage space with door opening into the rear garden.

The landing provides access to the rest of the accommodation, including the three bedrooms and bathroom. Bedroom one is a great size, with ample space for furniture and benefits from two windows allowing natural light to flood with an attractive sea vista. Bedroom two is again a good-sized double room with further space for furniture. The third bedroom is a large single. Finally, the Bathroom completes the first floor accommodation. This modernized space comprising walk in shower, w/c and hand wash basin.

The garden is a great size and offers a perfect blank canvas, with storage shed.

**Entrance Hall 10'8" max x 7'3" max (3.26m max x 2.22m max)**

**Lounge 17'11" x 10'7" (5.47m x 3.24m)**

**Kitchen 11'6" x 11'1" (3.51m x 3.4m)**

**Bedroom One 16'11" x 8'4" (5.17m x 2.56m)**

**Bedroom Two 12'7" x 9'4" (3.84m x 2.86m)**


**Bedroom Three 11'8" x 6'6" (3.58m x 1.99m)**

**Bathroom 10'6" x 6'0" (3.21m x 1.83m)**







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	