



Instinct Guides You



Bowers Road, Portland £210,000

- NO ONWARD CHAIN
- Large Enclosed Rear Garden
- Far Reaching Views
- Cliff Walks Nearby
- Versatile Accommodation
- Short Walk To Amenities
- Utility Hall
- Modern Finish Throughout



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



Cul-De-Sac location of Bowers Road in the Weston area on Portland, this delightful house presents an excellent opportunity for families seeking a modern and comfortable home. With three well-proportioned bedrooms.

Stepping into the property is an entrance hall with excellent space for coats and shoes before you find the spacious lounge diner with large windows to the front and rear of the property creates a bright and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen is a good size, a functional space with plenty of work top surface and cupboard space whilst the addition of a Utility Hallway saves space for Washing Machine and Fridge Freezer within the main kitchen adding convenience to daily living. The modern decoration throughout the home means it is easy to envision your personal touch.

This property boasts three double bedrooms with bedroom two benefitting from far reaching views out past Southwell and out to sea glimpses. Finishing off the accommodation, a separate w/c and bathroom ensures that all family needs are met.

Outside, the rear garden in fully enclosed and predominantly laid to lawn. The front of the property has an open lawn with a path leading to the front door.

The location is particularly appealing, as it is close to local amenities, providing easy access to shops and services. Additionally, the nearby dramatic cliff walks offer a splendid opportunity to enjoy the stunning natural beauty that Portland is renowned for. Offered with no onward chain, this home is ready for you to move in, personalize, and start creating lasting memories.



Room Dimensions

Entrance Hall 9'4" x 3'4" (2.87m x 1.03m)

Lounge 17'9" max x 12'0" max (5.43m max x 3.67m max)

Kitchen 11'0" max x 10'0" max (3.37m max x 3.06m max)

Utility Hall

Bedroom One 16'11">15'10" x 8'3" max (5.16m>4.84m x 2.54m max)

Bedroom Two 10'7" x 9'3" (3.24m x 2.84m)

Bedroom Three 11'7" x 6'6" (3.55m x 1.99m)

Bathroom

W/C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.