



Instinct Guides You



## Bumpers Lane, Portland, DT5 1FZ £280,000

- Beautiful Far Reaching Sea Views
- Two Parking Spaces
- Contemporary Finish Throughout
- Southerly Aspect Garden
- Fully Fitted Kitchen
- Close To Stunning Coastal Walks
- Amenities & Bus Route Nearby
- Portland Dorset



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Offering spectacular far reaching SEA VIEWS & an attractive SOUTHERLY GARDEN this charming semi-detached house in Portland offers, tastefully presented living spaces. With two double bedrooms and parking for two vehicles it offers a superb position close to Easton Square.

Inside the hub of the property is certainly the lounge diner that spans the rear of the home. Double doors lead outside helping to merge the boundaries between home and garden. The kitchen adjacent has been finished to a wonderful standard with ample storage and work surface it offers a tastefully planned space boasting an integrated, oven, hob and dishwasher.

A generous hallway with built in storage and spacious cloakroom complete the ground floor.

Rising upstairs bedroom two commands an impressive view over the surrounding landscape towards the sea with a wide vista demanding attention. Bedroom one is a larger additional double. The bathroom is finished to a contemporary standard with large walk in shower, wash hand basin and w.c set against modern, sleek tiling.

The rear garden is another stand out feature of the property. A patio offers a superb position to enjoy the southerly aspect before continuing to lawn adorned with climbing plants and side access.

Bumpers Lane is a well reputed recent development set in the heart of Portland life. Easton Square is a short walk away and enjoys transport links, shops and eateries and connects Portland to the broader area. Stunning costal walks including the iconic Church Ope Cove is in close proximity, epitomizing coastal living.

**Lounge/Diner 15'10" x 10'10" (4.84 x 3.31)**

**Kitchen 13'7" x 6'9" (4.15 x 2.07)**

**Bedroom One 12'4" x 10'10" (3.76 x 3.32)**

**Bedroom Two 13'8" x 8'7" (4.18 x 2.62)**

**Shower Room 6'5" x 5'1" (1.98 x 1.55)**

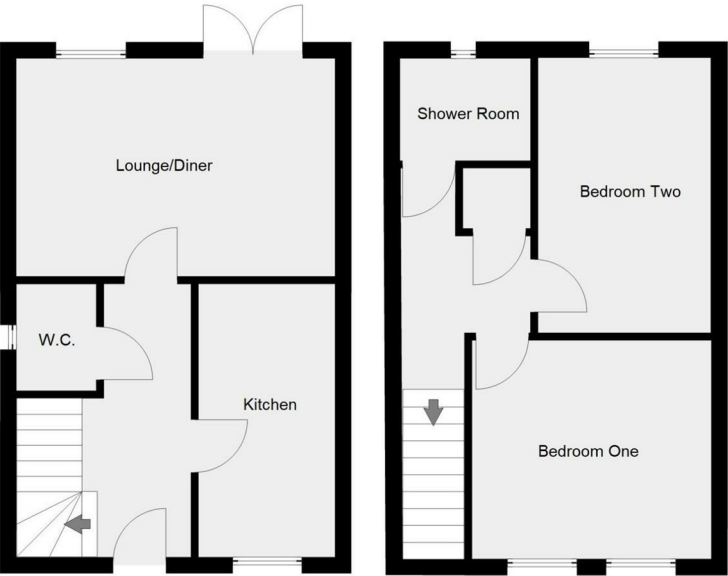
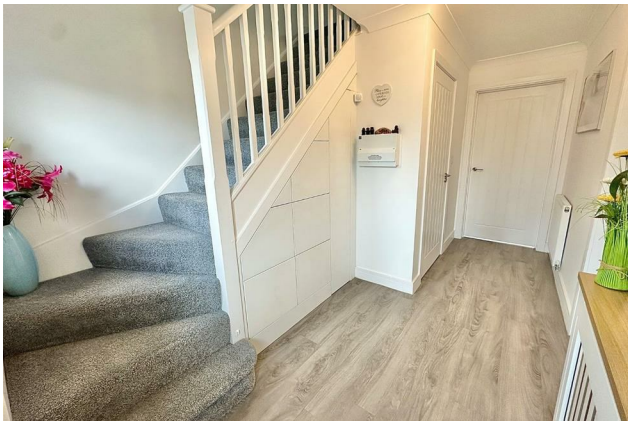
**W.C. 5'3" x 3'11" (1.62 x 1.21)**

**Agents Notes**

The seller informs us there is a service charge of approx £300pa for upkeep and maintenance of green areas and shared paths on the development.

We recommend these details be checked by a solicitor before incurring costs.





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>96</b> |
| (81-91) <b>B</b>                            |  | <b>84</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<br>2002/91/EC |  |