

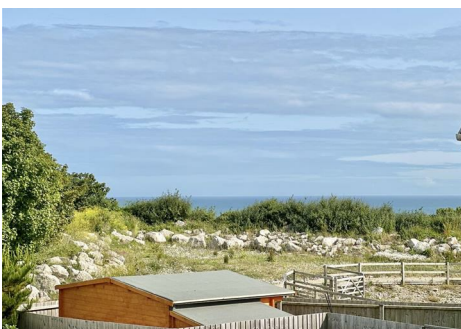


Instinct Guides You



## Bumpers Lane, Portland £350,000

- Triple-Aspect Lounge/Diner
- Sea Glimpses
- Modern Home
- Nearby Bus Route
- Parking for Two Vehicles
- Near Stunning Coastal Walks
- Cul-De-Sac Setting
- Short Walk To Amenities



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This beautifully presented DETACHED home on Portland is near to Church Ope Cove and stunning cliff walks with panoramic views. Spacious and modern living across two floors, featuring three well-proportioned bedrooms, a triple aspect lounge/dining area, a cloakroom, a generously sized rear garden, and parking for two vehicles. Set in a quiet residential location, the property combines quality finishes with practical family living.

Upon entering the property, the entrance vestibule provides access to a cloakroom and leads through to the main living accommodation. The lounge and dining area spans the full depth of the property, offering excellent natural light through four windows. This space is finished with wood-effect flooring and modern décor, creating a comfortable area for both relaxing and entertaining. The kitchen at the rear of the property is fitted with sleek white units and contrasting worktops. It enjoys views over the rear garden and has access via a glazed door, perfect for indoor-outdoor living.

Upstairs, the landing connects to three bedrooms and the family bathroom. The main bedroom, positioned at the front, is generously sized and finished in calming tones with dual windows allowing for ample daylight. The second double bedroom, again at the front of the property, benefits from sea glimpses, while the third bedroom is also well proportioned, bright, and similarly styled. The bathroom is tiled and fitted with a contemporary white suite including a bath with overhead shower, vanity unit, and WC. A large window brings in light, while chrome effect fixtures and a heated towel rail complete the space.

The property boasts a low-maintenance rear garden with a patio and gravelled area enclosed by fencing, providing privacy and space for outdoor enjoyment. To the front, a mature shrubbed border offers curb appeal, while the off-road parking creates ease of access for daily use.

Room Dimensions

- Lounge/Diner 17'7" x 12'10" (5.38 x 3.92)
- Kitchen/Breakfast Room 12'2" x 12'0" (3.73 x 3.66)
- Cloakroom 5'8" x 4'9" (1.74 x 1.45 )
- Bedroom One 12'2" x 10'2" (3.72 x 3.12)
- Bedroom Two 12'11" max x 10'1" max (3.96 max x 3.08 max)
- Bedroom Three 9'0" x 7'2" (2.76 x 2.20)
- Bathroom 7'11" x 7'0" (2.43 x 2.14)

Agent Notes

The vendor informs us that the estate charge is £275 PA. We recommend that these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</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 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.