

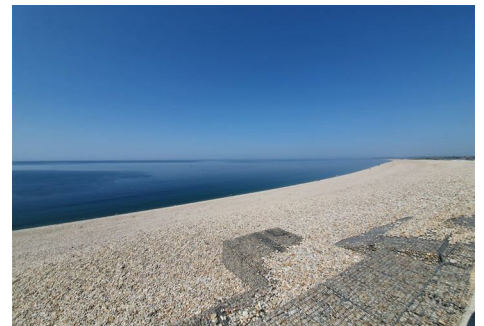


Instinct Guides You



Charming Cottage In Fortuneswell, Moments From Chesil Beach Offers In Excess Of £185,000

- Two Bedrooms Plus Study
- Fortuneswell, Portland
- Lounge/ Dining Room
- Courtyard Garden
- Fitted Kitchen
- Well Presented Throughout
- Ideal Holiday Retreat
- Feature Fireplaces
- Fitted Wardrobes
- Shower Room



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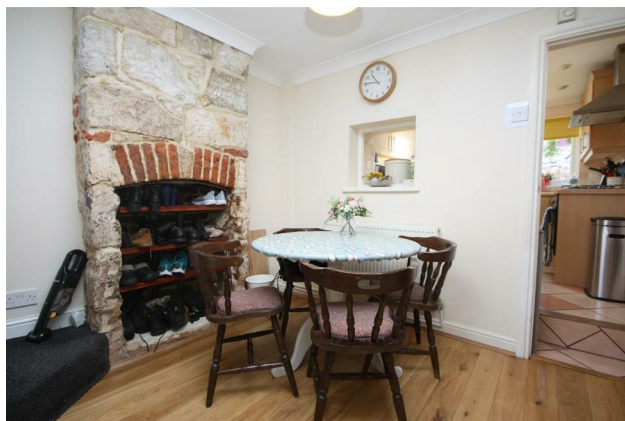
A quirky, TWO DOUBLE BEDROOM plus STUDY, CHARACTER COTTAGE nestled in the heart of Fortuneswell, Portland, moments from CHESIL BEACH and the eateries, takeaways, supermarket, quaint shops and array of Watersports the area has to offer. This rare cottage would lend itself to the perfect HOLIDAY retreat, holiday let or first time purchase.

A stone wall and fenced garden leads to the front door and into the kitchen. The kitchen is fitted with a range of units with ample worksurfaces, a built in oven/ hob and space for all appliances. A door opens into the main living area with central stairs ascending to the first floor and two traditional stone chimney breasts with inset feature fires, creating a cosy space; there is ample space for a dining table and living area without compromising. French doors open into a lean to conservatory to the rear perfect for attracting the afternoon sun, whilst overlooking the courtyard.

Moving up to the first floor is the first double bedroom and a large bathroom suite. The main bedroom is a generous double with fitted wardrobes set into the chimney recesses and space for further furniture. The bathroom comprises a corner shower cubicle, vanity wash hand basin and close coupled WC.

Rising to the top floor are a further two rooms; a large landing area currently arranged as a study, plus the second bedroom.

Outside is a paved courtyard garden with a stone flower bed and rear pedestrian gate.



Room Dimensions

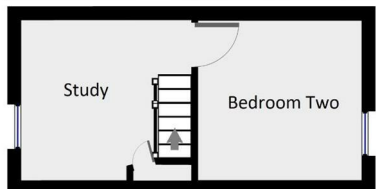
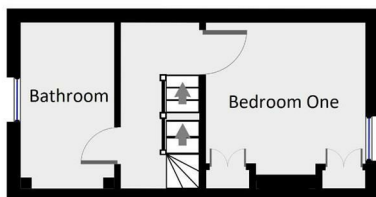
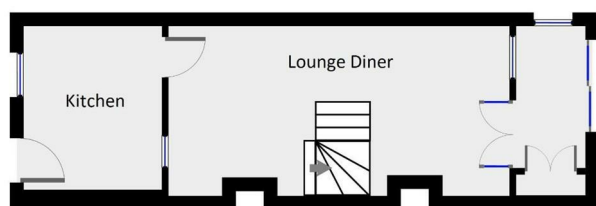
Kitchen 9'8" x 8'2" (2.95 x 2.49)

Lounge Diner 10'0" x 20'2" (3.06 x 6.15)

Bedroom One 9'9" x 9'5" (2.98 x 2.89)

Bedroom Two 9'5" x 9'8" with restricted head height (2.87m x 2.95m with restricted head height)

Study 10'0" x 10'5" with restricted head height (3.05m x 3.18m with restricted head height)



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	
54	64
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.