



Instinct Guides You



Tobys Close, Portland Asking Price £180,000

- No Onward Chain
- Level Plot
- Front and Rear Gardens
- Cul-De-Sac Location
- Short Walk To Amenities
- Close To Bus Routes
- Five Minute Drive To Portland Bill
- Isle Of Portland



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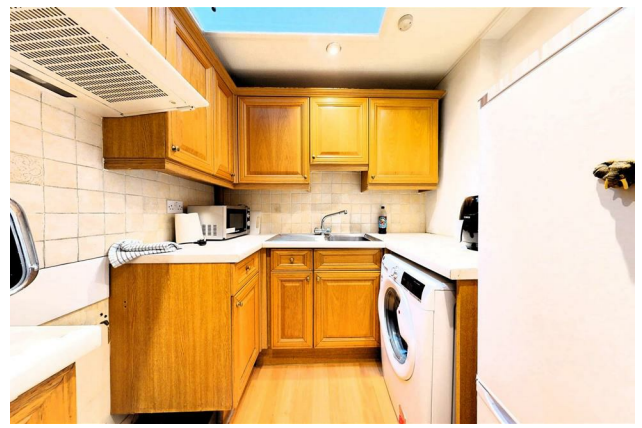
**** 3D TOUR AVAILABLE! ****

We present to market a TWO BEDROOM BUNGALOW boasting a LEVEL PLOT, neatly tucked away in a desired CUL-DE-SAC at the top of the historic and picturesque ISLE OF PORTLAND! Offered with NO ONWARD CHAIN, the property is located just a FIVE MINUTE drive to the famous PORTLAND BILL and is just a short stroll to LOCAL AMENITIES and BUS ROUTES, which service all over the island into Weymouth and Dorchester. In NEED OF SOME MODERNISATION this property is a great downsize option or investment!

The most commonly used entrance to this property is to the rear which is accessed via the rear gate which leads through the garden to the porch. The porch is an ideal space for coats and shoes before you arrive into the property. The main residence comprises a lounge, kitchen, two bedrooms and a bathroom.

The lounge is a good size with a large window allowing copious amounts of natural light to flood the room, thus creating a bright and airy feel. The kitchen offers a range of eye level and base units, ample work surface, plumbing for a washing machine and space for a fridge freezer. Bedroom one has been arranged at the front of the property and is a generous double with access to the front. Bedroom two is a good size single benefitting some built in storage. The bathroom comprises a shower cubicle, heated towel rail, wash hand basin and W.C.

Externally the rear garden is landscaped with a variety of shrubs and bushes and small fence with a patio area adjoining the property. The Front of the property is mostly laid to lawn with small trees creating some privacy.



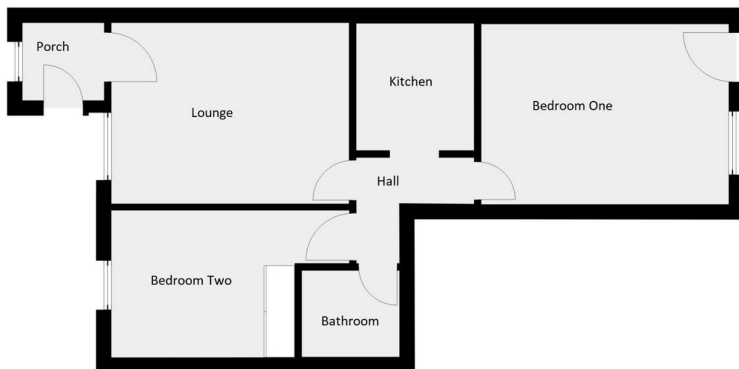
Room Dimensions

Lounge 12'8" x 9'8" (3.88 x 2.95)

Kitchen 6'9" x 6'3" (2.07 x 1.92)

Bedroom One 13'3" x 9'7" (4.04 x 2.94)

Bedroom Two 7'10" x 7'7" plus recess (2.4 x 2.32 plus recess)



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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	90 72
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	
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.