



Instinct Guides You



Easton Street, Portland Asking Price £360,000

- Unique Property
- Large Lounge/Diner
- En-Suite
- Low Maintenance Garden
- Three Double Bedrooms
- Cloakroom
- Close To Amenities
- On A Bus Route
- Modern Fitted Kitchen
- Exposed Beams



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A UNIQUE THREE-DOUBLE BEDROOM family home in Easton, Portland with a large LOUNGE/DINER, generous proportions throughout, and a low maintenance rear GARDEN. The property oozes charm in almost every room and is situated a stone's throw from Easton Square with many shops and amenities close by, including Tesco supermarket and a bus route serving transport links into Weymouth town and around Portland.

This charming property welcomes you with a spacious entrance hall, perfect for boots from those coastal walks. The kitchen is a generous size and has ample cupboards & built-in appliances including a fridge/freezer, washing machine, dishwasher, and cooker. Two skylights help flood the room with light.

Double doors open from the kitchen into a substantial lounge/diner with access to the garden. Benefiting from a skylight and west-facing windows the room has a bright, inviting feel and is large enough to offer a range of layouts. A versatile study room and cloakroom finish the ground floor perfectly.

On the first floor, there are three double bedrooms and a family bathroom. The main bedroom is a good size with ample space for furnishings. The room benefits from two skylights that flood the room with light and enjoys an en-suite shower room. The second bedroom is again a generous size with beautiful features including exposed beams and skylights. In addition, the third bedroom is another double room.

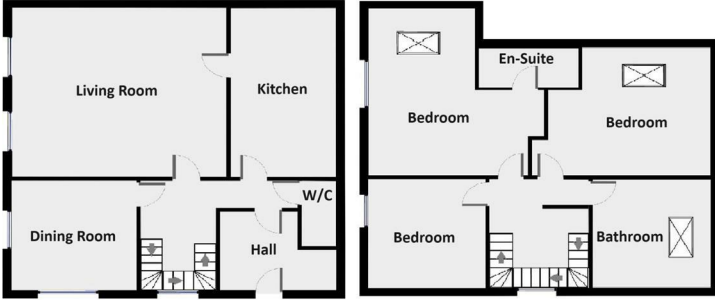
Finally, the family bathroom is a breath taking space, featuring exposed beams, decorative tiling, and large skylights that make the space feel unlike any other. The bathroom comprises a bath, separate shower, W/C and wash hand basin.

To the outside of the property, there is a low-maintenance courtyard garden and rear pedestrian access. (Please note the entrance to the property is down the side of the building with the property facing the rear)



Room Dimensions

- Living Room 19'5" x 17'4" (5.94 x 5.29)
- Kitchen 17'4" x 9'6" (5.29 x 2.91)
- Dining room 11'5" x 11'3" (3.49 x 3.44)
- Bedroom One 17'2" x 14'3" (5.25 x 4.36)
- Bedroom Two 14'4" x 10'0" (4.38 x 3.05)
- Bedroom Three 11'4" x 11'3" (3.46 x 3.45)
- Bathroom 11'5" x 10'7" (3.5 x 3.23)
- En-suite 9'4" x 3'10" (2.85 x 1.18)



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	
80	86

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	

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.