



Instinct Guides You



## Haylands, Portland £230,000

- No Onward Chain
- Garage In A Block
- Front & Rear Gardens
- Two Double Bedrooms
- Haylands, Portland
- Fronts Green Space



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Offered with NO ONWARD CHAIN this charming bungalow is located betwixt Weston and Easton and boasts front and rear gardens fronting an attractive green open space. This delightful property enjoys a cosy reception room, two double bedrooms and a GARAGE.

The lounge is a well-proportioned room with ample space for furnishings and a small dining table. From here the hallways lead around the rest of the accommodation. Two double bedrooms both benefit built in wardrobes with bedroom one enjoying a particularly sunny aspect. The shower room positioned centrally has a large step-in shower, wash hand basin and W/C.

The kitchen is a galley style with a range of fitted units that leads to a porch/conservatory at the rear further increasing the footprint of the home. Useful for a sunny spot or storage it offers additional versatility.

Both front and rear gardens are finished to a fairly low maintenance standard with splashes of colour and greenery front planters and shrubs. The rear garden has a wonderful WESTERLY aspect creating a perfect place to relax and enjoy the sun or entertain. A gate opens to garages at the rear where the property conveniently owns the closest garage.



### Room Dimensions

Living Room 15'3" x 11'4" (4.66 x 3.47)

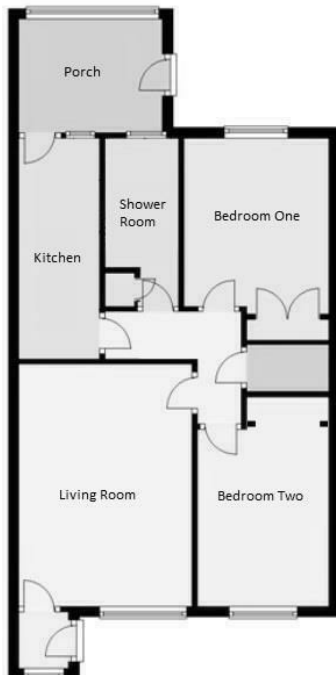
Kitchen 14'0" x 5'1" (4.29 x 1.56)

Bathroom 10'8" max x 4'9" max (3.27 max x 1.47 max)

Bedroom One 10'10" + wardrobe x 8'11" (3.31 + wardrobe x 2.74)

Bedroom Two 11'5" + wardrobe x 8'1" (3.48 + wardrobe x 2.48)

Rear Porch 10'2" x 55'8" (3.12 x 17.0)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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