

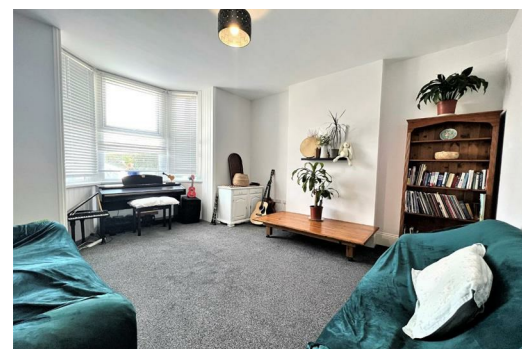
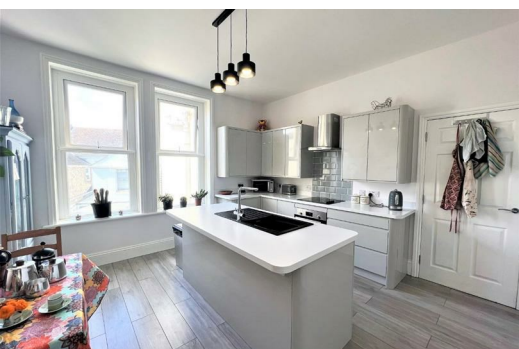


Instinct Guides You



£435,000
Queens Road, Portland

- Self Contained Basement Apartment
- Utility Room
- Three Bathrooms
- Four Storey Property
- Beautifully Presented
- Roof Terrace
- Cloakroom
- Top Floor Horizon views
- Spacious Living
- Bus Route & Amenities Close By



Registration No. 08079158 Directors /Mr Wilson, Mr Tominey

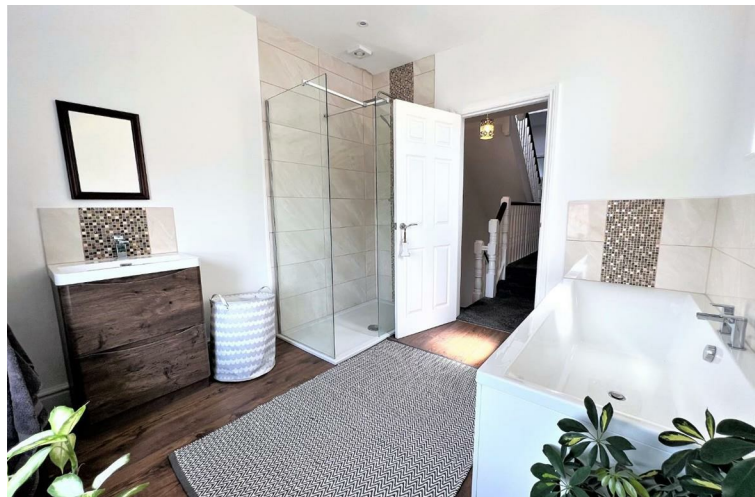
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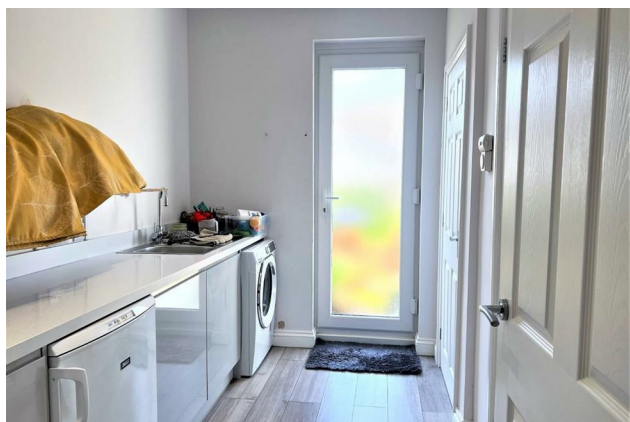


Wilson Tominey are excited to present this **VERSATILE, SPACIOUS & MODERNISED FAMILY HOME**, boasting **SIX BEDROOMS, THREE RECEPTIONS & THREE BATHROOMS**, located just a **STONES THROW FROM CHESIL BEACH** on the stunning Isle of Portland, providing a superb space for a large family or an **IDEAL HOLIDAY HOME/LET**. This **SIX BEDROOM** property benefits from a self contained ***BASEMENT APARTMENT** which is currently generating a separate income through holiday letting. With **SEA VIEWS, ROOF TERRACE** and **COURTYARD**, the property makes the most of its location having the extra benefits of being close to **LOCAL AMENITIES** including shops, eateries & public gardens as well as short walk to the popular sailing academy where you can enjoy a variety of watersports whilst also being a short walk to the main bus route to Weymouth.



Basement:

The basement level is currently used as a self contained one bedroom flat (Air BnB) which features a lounge, kitchen, bedroom & bathroom. There is access through the paved rear garden & back gate to the basement level that takes you into the kitchen. plus access can be made from the ground floor of the main residence hallway. There is a cooker with electric hob & a space for a utility with extra counter top surface in the kitchen. The bathroom features a walk in shower, hand wash basin & WC.



First Floor:

The front entrance to the property is found opposite the well kept, Victoria Gardens & leads you into a bright & airy hallway opening up into the main living areas of the house. The Lounge & kitchen are large rooms with sizable windows allowing natural light to flow through the property. The kitchen is styled to a modern finish. Towards the rear is a separate utility room featuring a cloakroom and additional storage. A roof terrace can be enjoyed with a westerly aspect allowing you to bask in the sunshine by the sea!



Second Floor:

As you rise to the second floor the large main bathroom is found at the rear of the property with a separate bath, walk in shower, hand wash basin & WC. There are three bedrooms on this floor, two large doubles with excellent natural lighting & a single room overlooking the front of the property.

Third Floor:

The most versatile area of the property has a double bedroom with ensuite comprising a walk in shower, hand wash basin & WC. The larger room on this floor has a Dormer window overlooking Victoria Gardens & can be utilised as an extra living space or an extra bedroom.

Outside is a low maintenance courtyard area with gated access at the rear.

Basement Lounge 13'5" x 13'5" (4.11m x 4.09m)

Basement Kitchen 12'11" x 9'3">4'11" (3.96m x 2.82m>1.52m)

Lounge 17'5" into bay x 14'7" max (5.31m into bay x 4.47m max)

Kitchen 13'6" max x 13'5" (4.14m max x 4.11m)

Utility Room 10'4" x 6'3" (3.15m x 1.93m)

Bathroom 10'5" x 9'3" (3.18m x 2.82m)

Bedroom One 17'5" into bay x 11'3" (5.31m into bay x 3.43m)

Bedroom Two 13'6" x 13'6" (4.14m x 4.14m)

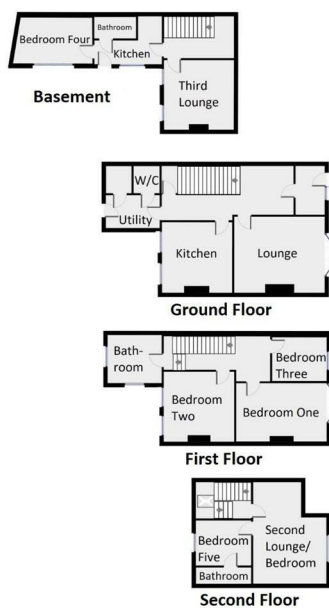
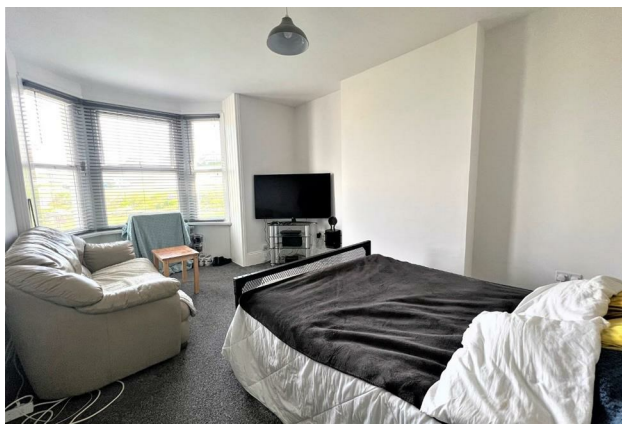
Bedroom Three 10'5" x 8'5" (3.20m x 2.57m)

Bedroom Four 15'3">13'8" x 8'9" (4.65m>4.19m x 2.69m)

Bedroom Five 10'7" x 8'7" (3.25m x 2.64m)

Second Lounge/Bedroom 19'7" max x 14'0">9'3" (5.97m max x 4.29m>2.82m)

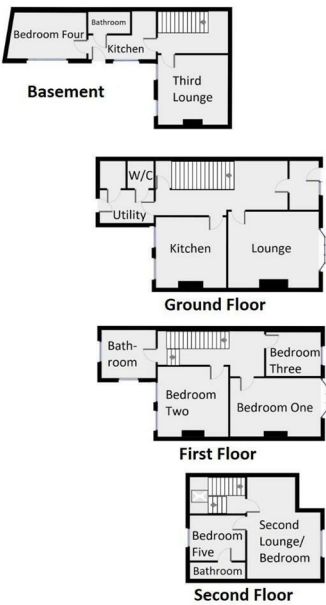
***Agents Notes**



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
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	
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The basement accrues its own council tax band which is band A



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