



Instinct Guides You



Grove Road, Portland £260,000

- Beautifully Presented Throughout
- Three Bedrooms Plus Loft
- Ground Floor Bathroom & Shower Room Upstairs
- Dressing Room/Bedroom Four
- Two Generous Reception Rooms
- Deceptively Spacious
- Attractive Southerly Garden
- Close To Amenities & Easton Square



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Positioned near serene coastal walks and fronting a beautiful historic building, this charming three-bedroom home offers a perfect blend of convenience and style. The property is beautifully presented throughout, with a bright and airy ambience that welcomes you as soon as you step inside. It boasts two reception rooms, an attractive garden and a bus route & additional amenities in close proximity.

The living areas are inviting, featuring a modern kitchen that flows beautifully into a spacious dining area perfect for family living and entertaining. The room has ample space for a range of furniture and has an open plan feel thanks to the open staircase and hallway that leads to the front door. In contrast, the lounge at the front offers a well-portioned, cosy retreat with views towards an iconic former Church.

The kitchen has a range of contemporary fitted units and room for white goods, complimented by modern tiling throughout. A door leads to a ground-floor bathroom.

The first floor of this elegant home continues to impress with its thoughtful layout and versatility. Here, you'll find three generously sized bedrooms with two of them benefitting attractive views. The dressing room/bedroom four has been remodelled to suit the owner's needs however offers a versatile space with a well-appointed shower room en-suite.

A spiral staircase rises to the loft space which offers further scope and offers a generous space with ample natural light thanks to a large skylight that offers superb far-reaching views.

The rear garden has been thoughtfully adorned with potted plants offering a green retreat that maximises the available space.

Located moments away from the home is a range of beautiful rugged coastal walks, from elevated clifftops to secured coves the home enjoys a position of natural beauty and convenience with Easton Square being nearby.



Room Dimensions

Lounge 13'9" x 10'9" (4.2 x 3.3)

Dining Room 15'8" x 13'5" (4.8 x 4.1)

Kitchen 13'1" x 10'5" (4.0 x 3.2)

Bedroom One 13'8" x 9'10" max (4.17 x 3.0 max)

Bedroom Two 13'11" x 7'4" (4.26 x 2.24)

Bedroom Three 8'5" x 8'0" (2.58 x 2.44)

Dressing Room 11'5" x 6'10" (3.5 x 2.1)

Loft Space 16'4" max x 13'1" max (5.0 max x 4.0 max)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.