

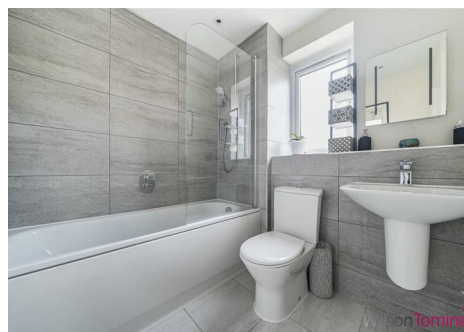


Instinct Guides You



Mulberry Avenue, Portland Offers In Excess Of £350,000

- Three Double Bedrooms
- Two Bathrooms and Cloakroom
- Beautifully Presented
- Moments from the Waters' Edge
- Private Parking
- Close Proximity To Chesil Beach
- Open-Plan Kitchen/Diner
- Low-Maintenance Rear Garden



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



A spacious THREE DOUBLE BEDROOM, TWO BATHROOM, contemporary home with ATTRACTIVE STONE ELEVATIONS, situated at the base of Portland, MOMENTS from the WATERS' EDGE and a range of amenities. This beautiful property would make an excellent FAMILY HOME or HOLIDAY HOME given it's location betwix Portland Harbour and CHESIL BEACH with the NATIONAL SAILING CENTRE & RYA CENTRE nearby.

Stepping inside, you instantly gain a feeling of space from the generous sized kitchen/diner, boasting an extensive range of cupboards with abundant preparation space. Fundamentally the hub of the home, enhanced by its dual aspect windows and spacious dining area, the room flows seamlessly into adjacent sitting room - both of which are stylishly finished in striking contemporary styles. The downstairs accommodation is complete by a convenient cloakroom.

The first floor hosts the initial double bedrooms - two excellently proportioned rooms with ample space for furnishings and large double windows looking over to Portland's marina. A family bathroom can be found adjacent comprising of bath, toilet and basin - beautifully finished with modern tiling.

The second floor accommodates the main bedroom, exclusively. A sizeable double with integrated storage and dual aspect windows - accentuated by the room's elevated position. The room also boasts a generous en-suite.

To the rear, the home enjoys a low maintenance garden with space for pots and seating - A large shed provides useful storage, too.

Room Dimensions

Sitting Room 14'0" x 11'1" (4.29 x 3.40)

Kitchen/Diner 16'9" x 12'9" max (5.11 x 3.91 max)

Cloakroom

Bedroom Two 13'1" max x 10'0" (3.99 max x 3.05)

Bedroom Three 11'1" x 11'1" (3.4 x 3.38)

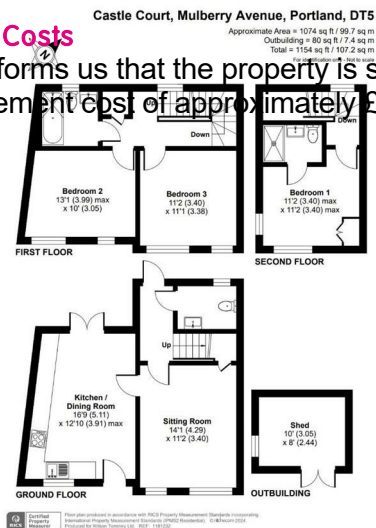
Bathroom

Bedroom One 11'1" max x 11'1" max (3.4 max x 3.4 max)

Ensuite

Management Costs

The vendor informs us that the property is subject to a yearly management cost of approximately £330.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.