



Instinct Guides You



Cheyne Close, Portland Offers In Excess Of £200,000

- Beautifully Presented
- Conservatory
- Allocated Parking
- Modern Kitchen
- Cul-De-Sac
- Some Open Views



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Nestled in a cul-de-sac location of Southwell, positioned moments from the coastline and set back enjoying an open feel. Well presented throughout with a modern kitchen breakfast room, conservatory and allocated parking being within close proximity to many amenities including a selection of shops and schools.

Stepping inside the initial lounge is a great size flooded with light creating a comfortable room which flows nicely to the kitchen and conservatory. The kitchen spans the width of the property with a good selection of high gloss units with space for white goods with the conservatory adding as an excellent dining area or sun lounge.

To the first floor are two bedrooms and bathroom. The principal bedroom facing the front enjoys an open aspect over the fields in the distance, benefiting fitted wardrobes with the second bedroom being a single room overlooking the rear garden.

Finishing the accommodation is the bathroom with a modern suite with full height partial tiling, wash hand basin, bath with shower over and w/c.

To the front is an open plan lawn, edged by a planted border with the allocated parking space in the car park to the side. The rear is enclosed, offering a secure space with lawned garden and hardstanding for shed with gated rear pedestrian access.



Room Dimensions

Lounge 14'0" x 12'7" (4.29 x 3.86)

Kitchen 12'7" x 7'6" (3.85 x 2.29)

Conservatory 7'3" x 7'3" (2.21 x 2.21)

Bedroom One 11'6" x 9'5" (3.51 x 2.89)

Bedroom Two 10'2" x 6'8" (3.12 x 2.05)

Agents Note

Please note there is a development of new house's currently under construction on the former Southwell School Site planning ref WP/19/00970/RES.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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.