



Instinct Guides You



## Blindmere Road, Portland £230,000

- Stunning Sea Views
- Cul-De-Sac Location
- GARAGE
- Family Home
- Close To Schools
- Coastal Walks
- Three Bedroom Home
- Good Sized Garden
- Close To Amenities
- Nearby Bus Route



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



With GARAGE, A three bedroom FAMILY HOME on the ISLE OF PORTLAND in a CUL-DE-SAC location offering STUNNING SEA VIEWS and COASTAL WALKS. This property is situated nearby SCHOOLS, BUS ROUTES and local SHOPS.

Approaching the property you are welcomed by a large front lawn with path leading to the front door, into the downstairs accommodation and stairs rising to the first floor.

Directly in front of you is access into the lounge and kitchen. The spacious lounge with plenty of space for furnishings, a well appointed log burner and French doors leading out to the rear whilst the kitchen offers plenty of space for dining plus a range of fitted units, a storage area and another door leading to the rear garden.

Ascending from the first floor are three good sized bedrooms and a bathroom. Bedroom One and two are both double sizes leaving room for furnishings whilst bedroom three is a good sized single. The family bathroom comprises a bath, a separate shower, WC and wash hand basin.

Bedroom two also benefits from beautiful sea views over the coastal path.

To the rear of the property, the good sized garden offers a patio to enjoy alfresco dining and entertainment as well as a lawn and gate leading to the rear.

## Room Dimensions

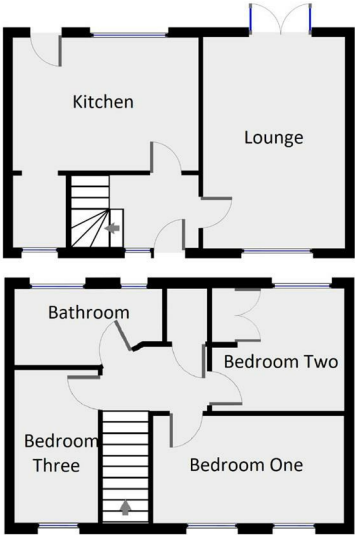
Lounge 17'8" x 11'10" (5.41m x 3.63m)

Kitchen 15'7" x 11'1" (4.75m x 3.40m)

Bedroom One 16'8" x 8'2" (5.10m x 2.51m)

Bedroom Two 10'5" x 9'3" (3.20m x 2.84m)

Bedroom Three 11'8" x 6'7" (3.58m x 2.01m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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	

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.