



Instinct Guides You



Bumpers Lane, Portland £280,000

- Beautiful Far Reaching Sea Views
- Two Parking Spaces
- Contemporary Finish Throughout
- Southerly Aspect Garden
- Fully Fitted Kitchen
- Close To Stunning Coastal Walks
- Amenities & Bus Route Nearby
- Portland Dorset



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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.

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Offering spectacular far reaching SEA VIEWS & an attractive SOUTHERLY GARDEN this charming semi-detached house in Portland offers, tastefully presented living spaces. With two double bedrooms and parking for two vehicles it offers a superb position close to Easton Square.

Inside the hub of the property is certainly the lounge diner that spans the rear of the home. Double doors lead outside helping to merge the boundaries between home and garden. The kitchen adjacent has been finished to a wonderful standard with ample storage and work surface it offers a tastefully planned space boasting an integrated, oven, hob and dishwasher.

A generous hallway with built in storage and spacious cloakroom complete the ground floor.

Rising upstairs bedroom two commands an impressive view over the surrounding landscape towards the sea with a wide vista demanding attention. Bedroom one is a larger additional double. The bathroom is finished to a contemporary standard with large walk in shower, wash hand basin and w.c set against modern, sleek tiling.

The rear garden is another stand out feature of the property. A patio offers a superb position to enjoy the southerly aspect before continuing to lawn adorned with climbing plants and side access.

Bumpers Lane is a well reputed recent development set in the heart of Portland life. Easton Square is a short walk away and enjoys transport links, shops and eateries and connects Portland to the broader area. Stunning costal walks including the iconic Church Ope Cove is in close proximity, epitomizing coastal living.

Room Dimensions

Lounge/Diner 15'10" x 10'10" (4.84 x 3.31)

Kitchen 13'7" x 6'9" (4.15 x 2.07)

Bedroom One 12'4" x 10'10" (3.76 x 3.32)

Bedroom Two 13'8" x 8'7" (4.18 x 2.62)

Shower Room 6'5" x 5'1" (1.98 x 1.55)

W.C. 5'3" x 3'11" (1.62 x 1.21)

Agents Notes

The seller informs us there is a service charge of approx £300pa for upkeep and maintenance of green areas and shared paths on the development.

We recommend these details be checked by a solicitor before incurring costs.



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		96	(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	EU Directive 2002/91/EC		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.