

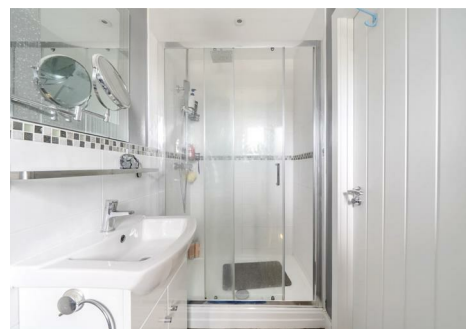


Instinct Guides You



Avalanche Road, Portland £250,000

- Family Bathroom & En-suite
- Allocated Parking
- Beautifully Presented Two Bedroom Home
- Kitchen Dining Room
- Close To Stunning Coastal Walks
- Low Maintenance Rear Garden
- Cloakroom
- Access To Allotments At Rear
- Remainder of New Build Warranty



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



Wilson Tominey are delighted to offer this stylish and immaculately maintained two double bedroom with two bathroom home, offering light-filled and thoughtfully designed living spaces including an open plan modern kitchen/dining room, two generous double bedrooms, a contemporary EN-SUITE, family bathroom, and a cloakroom. Outside, you'll find a private, low-maintenance rear garden with direct access to allocated parking space.

Ground Floor -

Upon entering, a bright hallway welcomes to the spacious rear-aspect kitchen/breakfast room—the heart of the home. This inviting space features a range of modern cabinetry, an integrated oven and hob, and room for freestanding appliances. There's ample space for a family-sized dining table, making it ideal for everyday living and entertaining. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces.

Double doors lead from the kitchen to the front-aspect reception room, which enjoys pleasant views and a warm, welcoming atmosphere. A convenient downstairs WC is also located off the hallway which includes a substantial space under the stairs practical for a home office or additional storage.

First Floor -

Upstairs, you'll find two well-proportioned double bedrooms. The rear-aspect principal bedroom boasts lovely views over allotments and open countryside, along with a modern en-suite shower room. The second double bedroom enjoys a front-facing outlook and is equally spacious. A contemporary family bathroom completes the upper level, featuring a bath with shower over, wash basin, and WC.

Garden and Parking

The private rear garden is designed for low maintenance. A rear gate providing direct access to the allocated parking area. There is upon application the use of an allotment space at the rear. Visitor Parking is available in the small complex.

Living Room 14'9" x 8'11" (4.52 x 2.74)

Kitchen Dining Room 16'2" max x 12'0" max (4.93m max x 3.68m max)

Bedroom One 13'8" max x 11'10" max (4.17m max x 3.63m max)

Bedroom Two 13'5" max x 9'1" max (4.09m max x 2.77m max)

En-suite 9'4" x 3'10" (2.87m x 1.19m)

Bathroom 6'9" x 6'7" (2.06m x 2.03m)

Estate Charges

The vendor informs us the property has a yearly estate charge of £230.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 85 | |
| (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.