



Instinct Guides You



Mallams, Portland £270,000

- Four Double Bedrooms
- One Bathroom & Two Shower Rooms
- Great Holiday Let Potential
- Two Receptions
- Local Shops Nearby
- Sea Views
- Downstairs W.C
- Close To Bus Routes
- Minutes To Beach
- Coastal & Cliff top Walks Nearby



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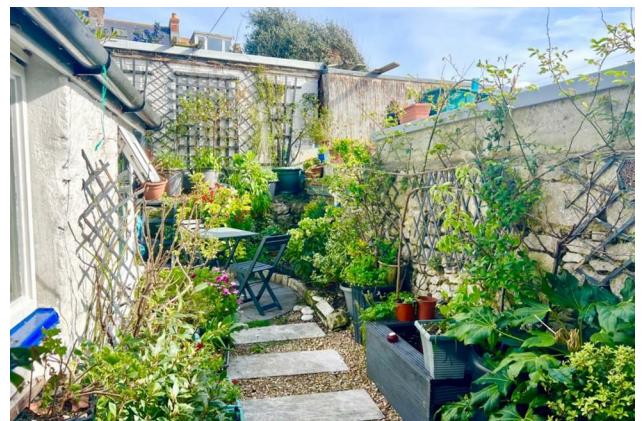


Welcome to this charming terraced house located on the picturesque Road of Mallams situated just a few hundred yards from CHESIL COVE. This property boasts a cosy sitting room that links through to a dining room come kitchen perfect for entertaining guests or simply relaxing with your loved ones. There is also a large utility with lots of storage and workspace. With four bedrooms and three bathrooms, there is plenty of space for the whole family/guests to enjoy. The property offers great holiday letting potential in particular.

The home's historical charm is a highlight, contributing character and a storied past, with its construction dating back to 1873. Arranged over three levels, the residence presents a distinctive layout that ensures both private and communal spaces, complemented by breathtaking sea views at the front. The cosy sitting room is especially inviting, with its rustic stone fireplace and wood burner. The courtyard garden is a tranquil retreat for relishing the maritime atmosphere.

Situated close to the sea, this home offers the opportunity to enjoy coastal living at its finest. Imagine waking up to the rhythmic lapping of the waves on the pebble beach and the fresh sea breeze right at your doorstep. Whether you enjoy the beach, good walks, water sports, sampling the popular local eateries or simply just the stunning views, this location has something for everyone!

Don't miss out on the chance to own a piece of history with this beautiful terraced house in Mallams, Portland. Book a viewing today and experience the charm and tranquillity this property has to offer.



Room Dimensions

Lounge 11'6" max x 9'8" (3.52 max x 2.95)

Dining Room/Utility Room 14'2" x 8'11" (4.34 x 2.73)

Kitchen 7'10" x 6'0" (2.39 x 1.83)

Bedroom One 13'5" max plus alcove x 9'7" (4.10 max plus alcove x 2.94)

Bedroom Two 12'0" max x 9'7" plus alcove (3.66 max x 2.93 plus alcove)

Bedroom Three 9'11" > 8'11" x 8'11" (3.03 > 2.73 x 2.72)

Bedroom Four 9'9" x 8'7" (2.98 x 2.63)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	83
(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	83
(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.