



AUSTIN  
ESTATE AGENTS



## Easton Square

Easton

Portland

Dorset

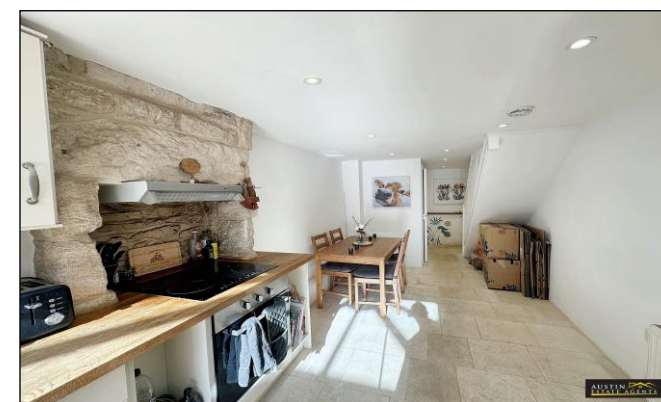
DT5 1BX

Offers in Excess of £240,000

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### SUMMARY

- Beautifully Presented Character Cottage
- Accommodation set over Four Floors
- Two Bedrooms plus Loft Room
- Expansive Modern Kitchen / Diner
- Spacious Lounge
- Family Bathroom & Lower Ground Floor WC
- Double Glazing & Gas Central Heating
- Southerly Aspect Rear Garden
- Summer House with Power & Light
- Close to the Shops & Amenities of Easton Square





## SUMMARY OF ACCOMMODATION

### LOWER GROUND FLOOR

**Kitchen / Diner** 8' 8" x 29' 4" (2.64m x 8.93m)

### WC

### GROUND FLOOR

**Lounge** 8' 8" x 22' 3" (2.65m x 6.78m)

### FIRST FLOOR

#### First Floor Landing

**Bedroom One** 9' 0" x 9' 5" (2.75m x 2.86m)

**Bedroom Two** 8' 11" x 6' 8" (2.71m x 2.03m)

**Bathroom** 4' 1" x 5' 8" (1.24m x 1.72m)

### SECOND FLOOR

**Loft Room** 7' 9" x 15' 1" (2.35m x 4.60m) *Restricted Headroom*

### OUTSIDE

**Front Garden**

**Rear Garden**

**Summer House** 10' 6" x 14' 0" (3.19m x 4.27m)

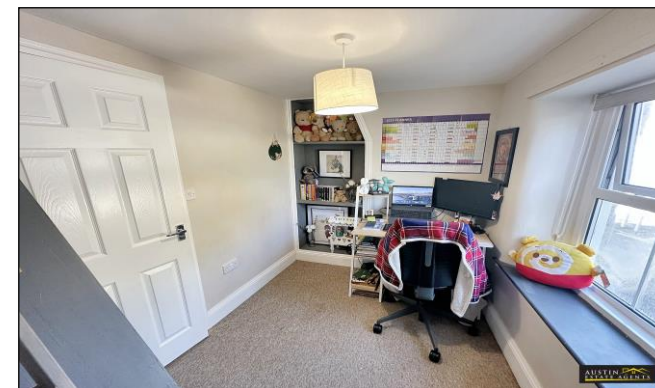


## THE PROPERTY

We are delighted to offer for sale this beautifully presented, character cottage, nestled in the heart of Easton Square. This deceptively spacious cottage boasts accommodation set over four floors including a lower ground kitchen / diner and WC, ground floor lounge, two first floor bedrooms, family bathroom and a fully boarded loft on the second floor with two skylight windows, which is currently being utilised as an additional bedroom. To the outside this charming cottage enjoys a low maintenance, southerly aspect garden fully in keeping with the character of the property, further enhanced by a summer house with power and light, which could be used as a home office. We believe viewing is highly advised to fully appreciate the standard of accommodation on offer.

On the lower ground floor is the expansive kitchen / diner fitted with a selection of shaker style base and eye level units with integral halogen hob and oven with extractor canopy. There is ample space for additional domestic appliances and a large family dining table. Portland Stone walls add to the character of the room whilst an orangery style skylight and bi-fold doors onto the rear garden, give the room an abundance of natural light. A useful WC with pedestal wash hand basin is also found on this floor. The lounge spans the whole of the ground floor with beautiful Portland Stone walls, dual aspect natural light to the front and rear and stairs to the lower ground and first floors.

On the first floor, the landing area hosts doors to two bedrooms and family bathroom. The main bedroom enjoying views over the rear garden. The front aspect second bedroom, with lovely views of the park opposite, hosts a retractable loft ladder up to the second floor loft room, which is being used by the current owners as a bedroom. Two skylight windows give the area good natural light.







## The Property Cont'd/ . . .

Externally, the cottage has a paved front garden with a pathway to the front door. The pretty, fully enclosed, rear garden enjoys a block paved patio area adjacent to the property, with Portland Stone steps up to the remainder of the garden, which has a mixture of railway sleepers, shingle and paving with some pleasant planting to the sides. At the rear of a garden is a well proportioned summer house with power and light providing versatile usage for the owners of the cottage.

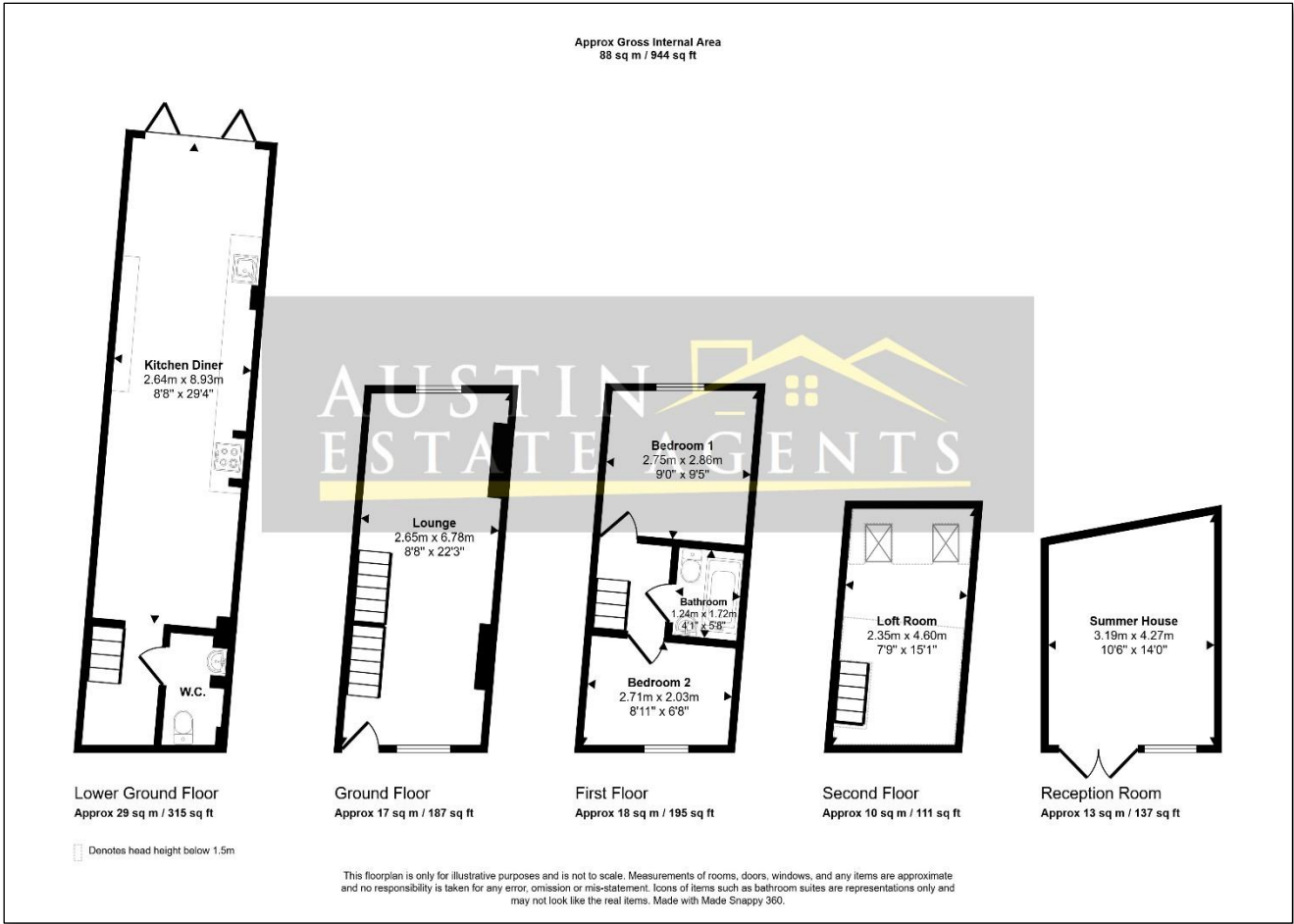
This wonderful cottage is situated in Easton Square with a wealth of local shops and amenities on the doorstep, including bus routes to surrounding areas, doctors' surgery and supermarket. The Isle of Portland boasts wonderful recreational spaces including beautiful coastal walks, rock climbing and water sports. Opposite the cottage is a play park for young children with mature planting and green spaces. Church Ope Cove and the South West Coastal Path are within easy walking distance of the cottage.

For further information, or to make an appointment to view this charming cottage, please call the team at Austin Estate Agents.

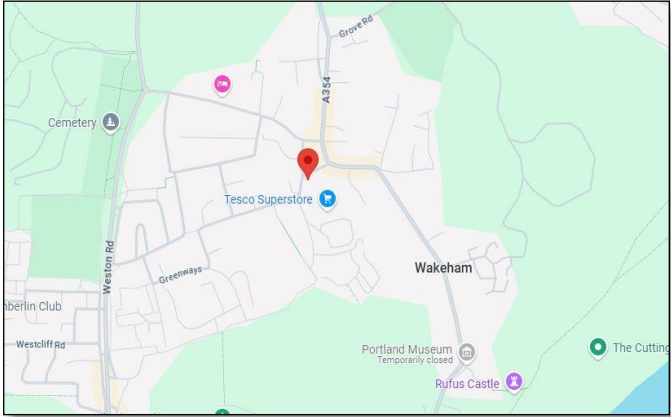




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A      TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.