



4 Tobys Close

Offers In Region Of £170,000

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- No Onward Chain
- Two Double Bedrooms
- Front & Rear Gardens
- Level Plot
- Cul-De-Sac Location
- Close To Shops
- Bus Routes Nearby
- Isle Of Portland

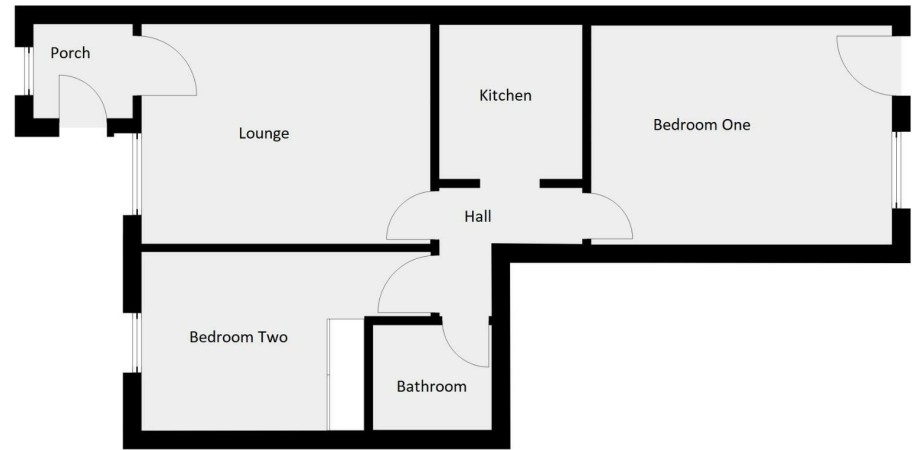


Nestled in a peaceful cul-de-sac on the picturesque Isle of Portland, this delightful 2-bedroom bungalow offers a rare opportunity to enjoy single-level living in a tranquil setting. The property sits on a level plot, featuring well-maintained front and rear gardens, perfect for outdoor relaxation or gardening enthusiasts.

This home is offered with no onward chain, making it an ideal choice for those looking for a smooth and hassle-free move. Conveniently located, you'll find shops, amenities, and bus routes nearby, providing easy access around the island and to the neighbouring towns of Weymouth and Dorchester.

Whether you're downsizing, seeking a holiday retreat, or looking for a serene place to call home, this bungalow on the Isle of Portland is sure to impress.





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15/09/2024, 15:20 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
4 Topsy Close PORTLAND DT5 2LJ	Energy rating C	Valid until: 4 January 2034
		Certificate number: 0300-2448-8822-1301-3943
Property type	Mid-terrace bungalow	
Total floor area	45 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards) (<https://www.gov.uk/guidance/landlords-privately-rented-property-minimum-energy-efficiency-standards>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score | Energy rating | Current | Potential

92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: C (Score: 72.5) Potential: B (Score: 80)

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/0300-2448-8822-1301-3943/property>



91, Fortuneswell, Portland, DT5 1LY T: 01305 824455
18a, High West Street, Dorchester, DT1 1UW T: 01305 237755

www.cocoproperty.co.uk

IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.