



## 8 Brymers Avenue, Portland

£210,000 Freehold

Westerly Aspect Courtyard Garden • Open Plan Living Area • Loft Room • Minutes To Beach • Cloakroom •  
Local Amenities Nearby • Close To Shops • Bus Routes Close By • Isle Of Portland

**COCO**  
PROPERTY



Charming three bed family home in Fortuneswell, Isle of Portland. Open plan living, westerly garden, close to Chesil Beach. Ideal for families or as a holiday retreat.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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**Sitting Room/Diner**

22' 3" x 9' 8" (6.79m x 2.94m)

Max Measurements

**Kitchen**

9' 11" x 8' 3" (3.02m x 2.51m)

Max Measurements

**Bedroom One**

12' 6" x 10' 11" (3.80m x 3.32m)

Plus Wardrobes

**Bedroom Two**

11' 0" x 9' 8" (3.35m x 2.95m)

Max Measurements

**Bedroom Three**

10' 0" x 5' 6" (3.05m x 1.68m)

**Loft Room**

13' 11" x 10' 11" (4.24m x 3.32m)

Max Measurements and some height restrictions

**Bathroom**

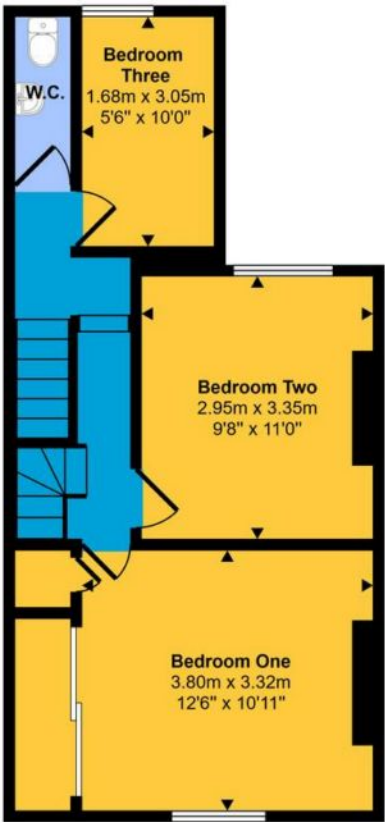
7' 0" x 4' 7" (2.13m x 1.40m)



Approx Gross Internal Area  
102 sq m / 1103 sq ft



Ground Floor  
Approx 48 sq m / 521 sq ft



First Floor  
Approx 40 sq m / 431 sq ft



Second Floor  
Approx 14 sq m / 151 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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