



**Sandholes Close**

Portland, DT5 2LZ



**£1,350 PCM**

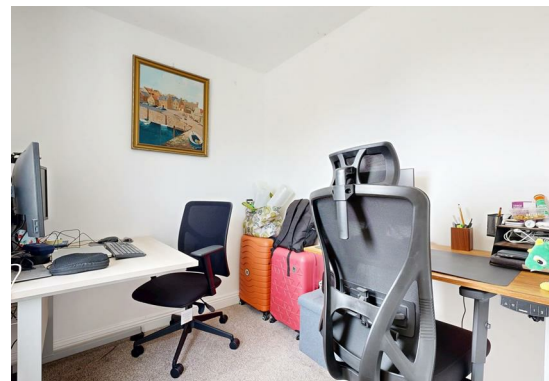


## Sandholes Close

Portland, DT5 2LZ

- Long Term Let
- Pets Considered
- Two Allocated Parking Spaces
- Nearby Local Transport Links
- Available Mid September
- Low Maintenance Garden
- Generous Living Space
- South Easterly Aspect Garden
- Gas Central Heating
- EPC - B





This THREE BEDROOM HOUSE is presented for LONGTERM LET from mid-September and boast a GENEROUSLY-SIZED LIVING ROOM, OFF-ROAD PARKING for TWO CARS and CONSERVATORY leading onto the home's LOW MAINTENANCE REAR GARDEN.



Entering the home you find yourself in a small hallway which provides access to the kitchen, lounge and W/C. To the right of the home is the generous living space, the room benefits from a dual aspect with windows to the front and a patio door to the rear, this ensures the room is filled with light throughout the day. You can comfortably fit lounge furniture as well as a dining table and



chairs. To the left of the house is the downstairs W/C and the kitchen. The kitchen offers a range of both wall and floor units coupled with plenty of countertop space for electrical appliances and preparing food.

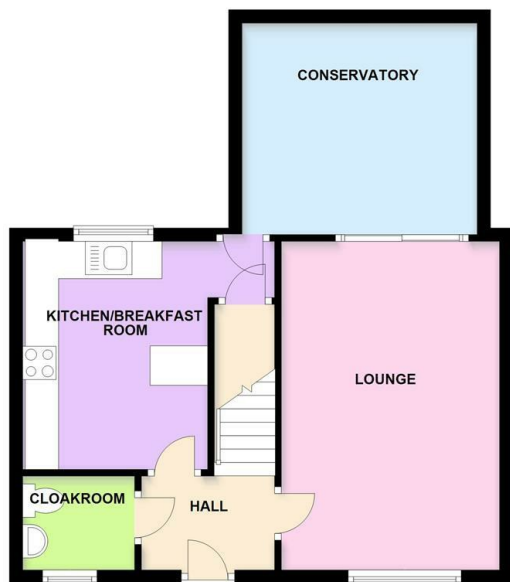
Completing the downstairs accommodation is the bright and airy conservatory, benefitting from a south-easterly aspect the conservatory is flooded with light for the majority of the day in all seasons. It's the perfect place to unwind with a good book or can even be used as a dining area for those wanting to maximise space in the lounge.

Upstairs you will find the three bedrooms and the family bathroom. Two of the bedrooms are good sized double bedrooms, with the second bedroom benefitting from a built in cupboard for storage. The third bedroom is perfect for a children's bedroom, spare room or even an office space for those that work from home. The family bathroom comprises white panel bath with overhead shower, close coupled WC and pedestal basin. The room is completed by a white tile surround with a marble effect.



Externally the property has a quaint low-maintenance garden, with a rear gate opening out onto the two allocated parking spaces.

**GROUND FLOOR**  
APPROX. 47.5 SQ. METRES (510.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 36.2 SQ. METRES (389.4 SQ. FEET)



TOTAL AREA: APPROX. 83.6 SQ. METRES (900.1 SQ. FEET)

## LOUNGE

16'7" x 10'9" (5.05m x 3.28m)

Through room with uPVC double glazed window to front with open outlook, radiators, uPVC double glazed French doors to conservatory, t.v. point, telephone point

## KITCHEN/BREAKFAST ROOM

11'9" x 9'1" (3.58m x 2.77m)

Plus recess 4'6" x 3'4" (1.36m X 1.01m)

Range of fitted floor and wall units with work surfaces, peninsular breakfast bar, inset bowl and a half stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine and dishwasher, under stair cupboard, inset gas hob with electric oven below and concealed cooker hood over, radiator, ceiling spotlights, uPVC double glazed window to rear

## CONSERVATORY

11'7" x 10'5" (3.53m x 3.18m)

uPVC double glazed with French doors to and windows overlooking the garden, radiator, ceiling light/fan fitting

## BEDROOM ONE

11' x 9'9" (3.35m x 2.97m)

Plus recess to door, uPVC double glazed window to front with open outlook, radiator, t.v. point, telephone point, hatch to roof space

## BEDROOM TWO

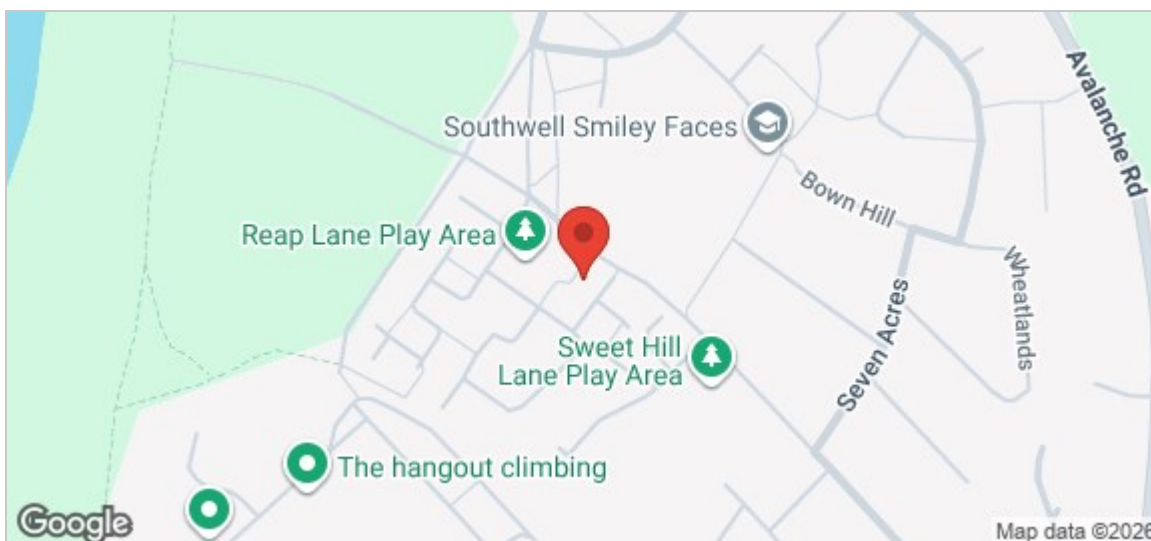
9'2" x 10' (2.79m x 3.05m)

Plus recess to door and built-in wardrobe and linen cupboard, radiator, uPVC double glazed window to front with open outlook

## BEDROOM THREE

7'7" x 6'6" (2.31m x 1.98m)

uPVC double glazed window to rear, radiator



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 90        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 75        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |