



12 Church Lane, Portland – DT5 2EQ

Offers Over **£260,000**





12 Church Lane

Portland

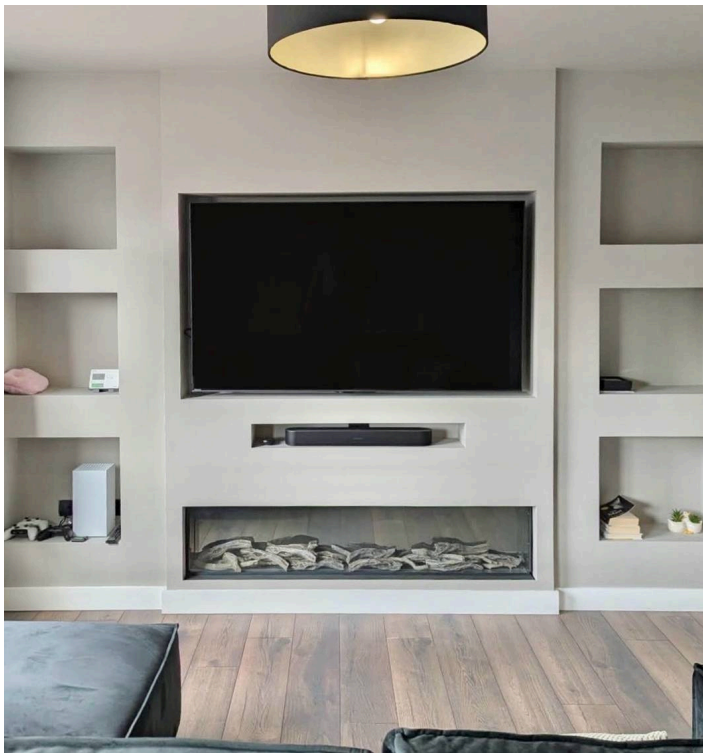
Spacious four-bed terraced house with garage, driveway parking, low-maintenance fenced garden, bright living areas, and no forward chain. Close to transport links and country walks. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Four bedroom Family home
- Integrated Garage and additional driveway parking spaces
- Low maintenance rear garden
- Some cosmetic work required
- No Forward Chain
- Nearby to excellent local transport links
- Beautifully located for Countryside and coastal walks
- Large sliding doors in the living room onto the rear garden
- Beautifully presented, recently refurbished family bathroom
- An excellent home for growing families with great nearby schools, play park and amenities





Lounge/Diner

18' 10" x 11' 7" (5.75m x 3.54m)

Rear aspect lounge diner with large upvc window and sliding door onto garden. Full size media wall. Wood laminate flooring and a door opening into under stair storage.

Kitchen

11' 10" x 7' 7" (3.60m x 2.30m)

Front aspect kitchen with a range of eye and base level units including space for washing machine, dishwasher and fridge freezer.

Downstairs WC

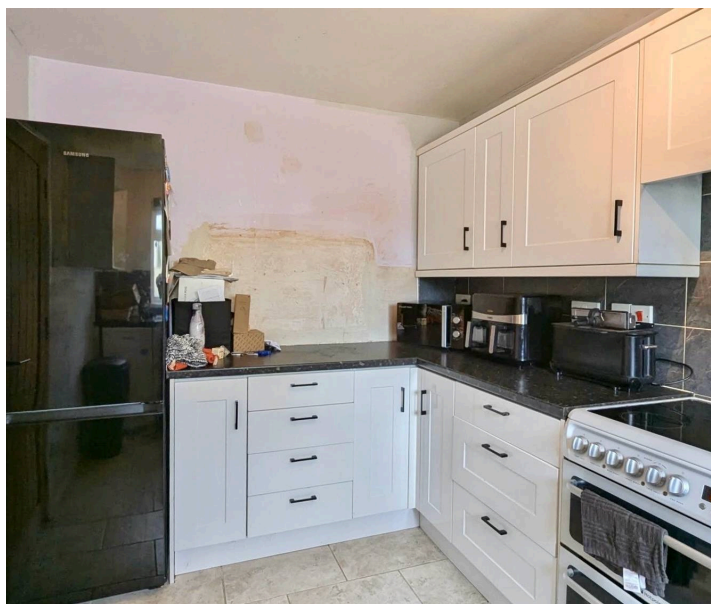
7' 11" x 3' 1" (2.41m x 0.93m)

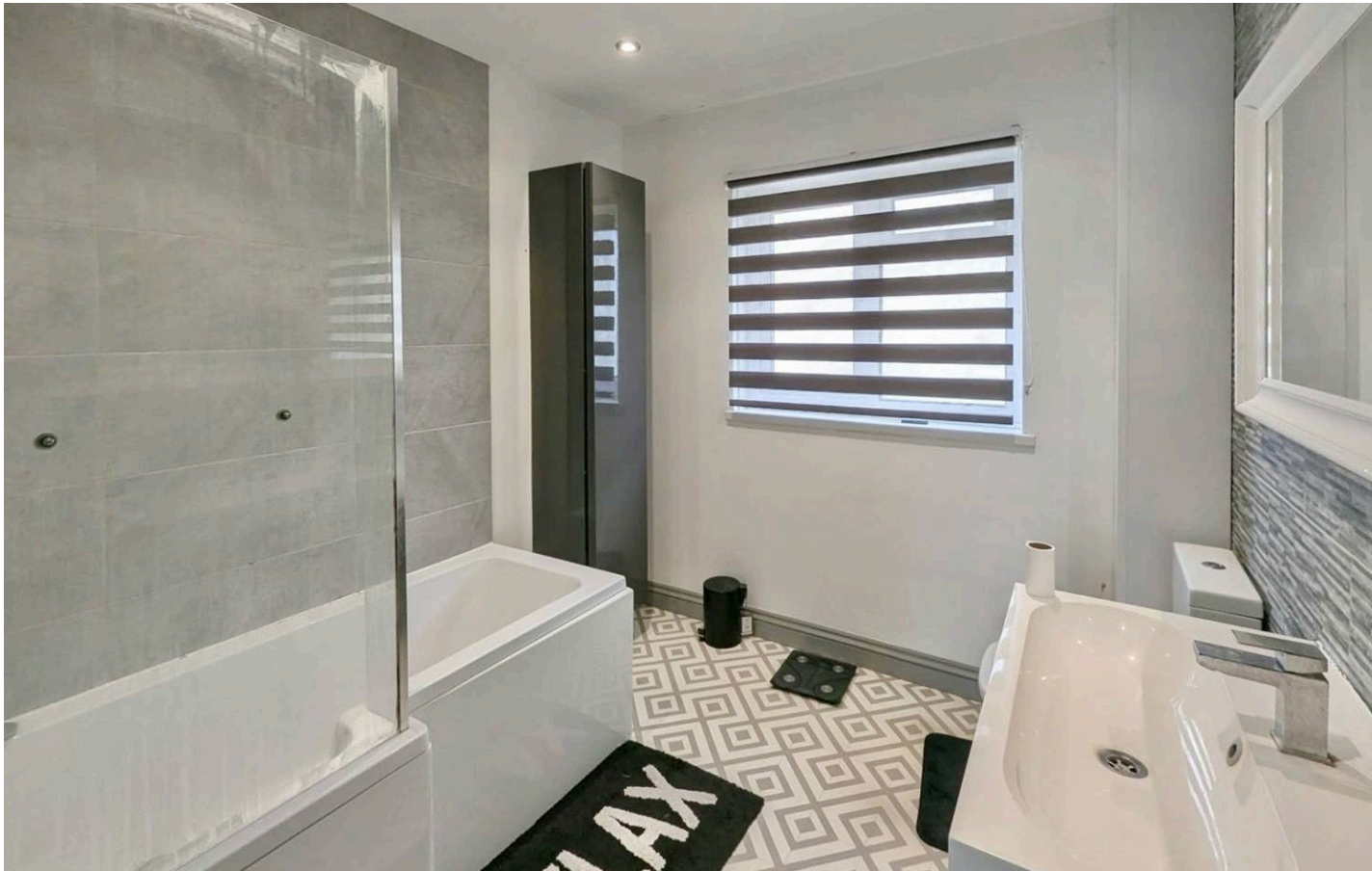
Ground floor WC with a wall mounted wash basin and a door into the garage.

Garage

12' 11" x 7' 10" (3.94m x 2.39m)

Front aspect integral garage with up and over door. Power and lighting. Electric fuse board on wall.





Bedroom One

15' 11" x 10' 6" (4.85m x 3.20m)

Front aspect master bedroom with partially heaved ceiling above garage.

Bedroom Two

8' 8" x 11' 6" (2.65m x 3.51m)

Rear aspect double bedroom with upvc window overlooking garden.

Bedroom Three

10' 0" x 8' 10" (3.05m x 2.69m)

Rear aspect double bedroom with upvc window looking onto the rear garden.

Bathroom

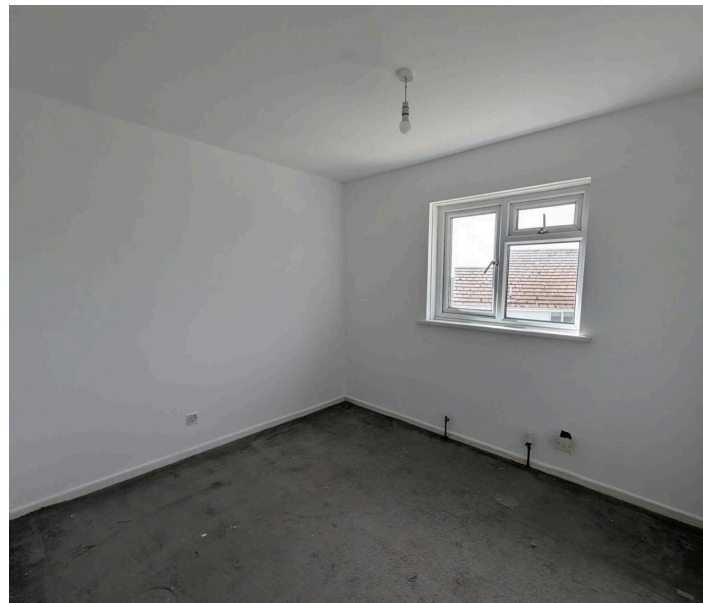
8' 5" x 7' 10" (2.57m x 2.38m)

Front aspect family bathroom with wall mounted vanity style wash basin. Wall mounted heated towel rail. P-shaped family bath with glass shower screen and shower over.

Bedroom Four

14' 0" x 9' 11" (4.26m x 3.02m)

Top floor attic bedroom with eved ceilings and access to Eve storage. Large rear aspect skylight.





GARDEN

Primarily gravel laid with wooden fences enclosing, the garden presents a private and low maintenance space. With a decking area ideal for seating and al-fresco dining, the space is ideal for rest and relaxation. A wooden gate to the rear provides access into the garden and sliding doors open into the living room.

GARAGE

Single Garage

Integrated garage. Perfect for storage or smaller vehicle.

DRIVEWAY

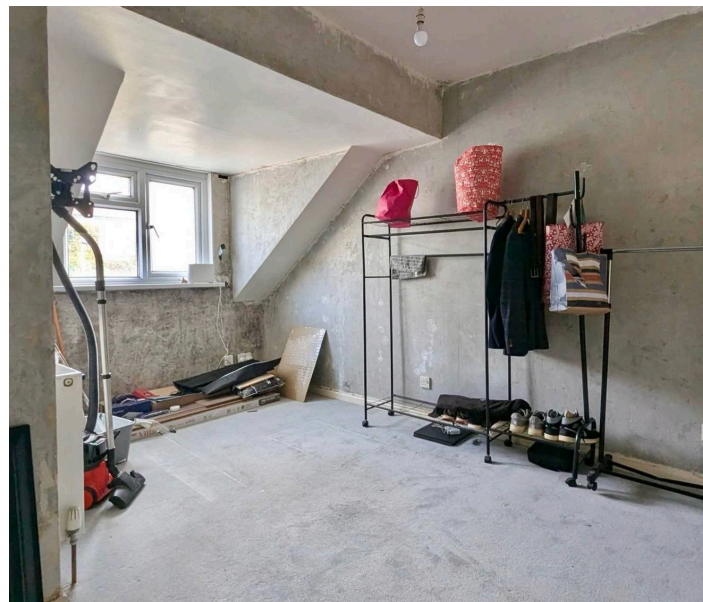
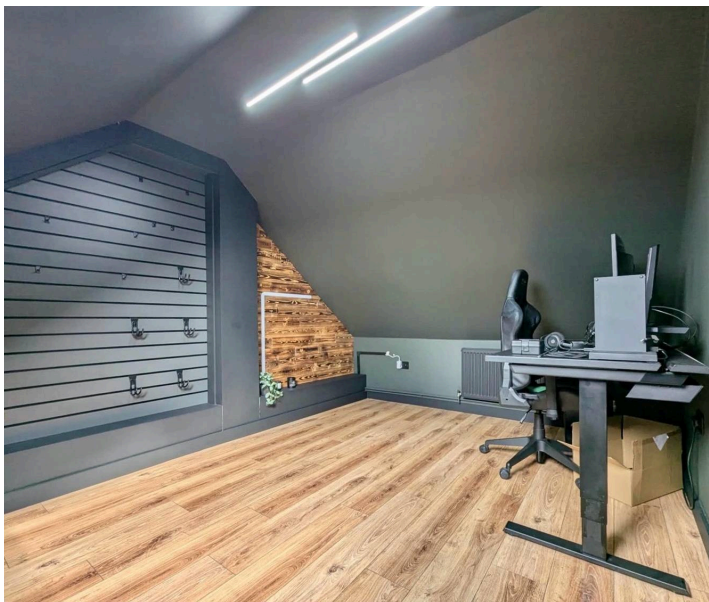
1 Parking Space

Driveway in front of the garage with parking for one car.

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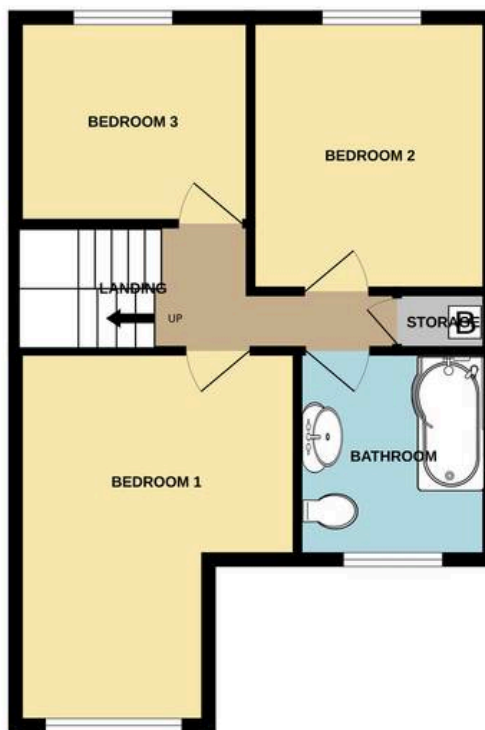
Gravel driveway providing parking for one car



GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. **Fixtures & Appliances** No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly