

**DIRECT**



**MOVES**



## **Pound Piece**

, Portland DT5 2EY

- Three bedroom semi-detached family home
- Popular Portland location with nearby coastal walks
- Bathroom and a separate W/C
- Requires some renovation
- Generous outside space with potential for own parking
- Spacious accommodation with separate receptions
- Garden Store and Outbuilding to the rear
- Viewing highly recommended

**Asking Price £180,000 Freehold**



### **Hallway**

UPVC front door into hallway, stairs to first floor with open storage under and doors to all rooms

### **Lounge**

11'9" x 12'9"

Rear aspect reception room with large UPVC window overlooking enclosed rear garden. double doors open onto dining room

### **Dining Room**

10'2" x 8'10"

Rear aspect Dining room with window over garden. doors into lounge, kitchen and back door to garden and storage



### **Kitchen**

9'10" x 9'10"

Front aspect kitchen with a large upvc window over front garden. Range of eye and base level units with space for white goods. Wall mounted boiler.

### **WC**

2'7" x 4'7"

Separate ground floor WC with hand wash basin and obscured front aspect window.

### Landing

first floor landing with doors to all rooms and loft access

### Bathroom

5'2" x 4'11"

Front aspect bathroom with obscured window, panel enclosed bath and hand wash basin

### Seperate WC

4'3" x 2'7"

Front aspect seperate WC with obscured window and low level WC

### Bedroom One

10'2" x 11'9"

Rear aspect double bedroom with UPVC window overlooking back garden

### Bedroom Two

10'2" x 10'2"

Rear aspect double bedroom with UPVC window overlooking back garden

### Bedroom Three

8'6" x 6'6"

Front aspect single bedroom with window over front garden.

### Garden

Wrap around garden with iron gate from access, mostly laid to lawn, continues to back of property and is fully low brick and fence enclosed.

### Corporate Sale

This property is a corporate sale, please ask us for a copy of " What to expect from a corporate Sale" document, some features found below:

28 day exchange required

Property sold as seen

limited maintenance documents available

Service Charge of £20-£150 per year unless otherwise stated inc Freehold

Application for external works required

Leaseholds will be new 125 year lease on completion.

### Disclaimer

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Local Authority  
Council Tax Band **B**  
EPC Rating **C**



Whilst every attempt has been made to ensure the accuracy of the description 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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