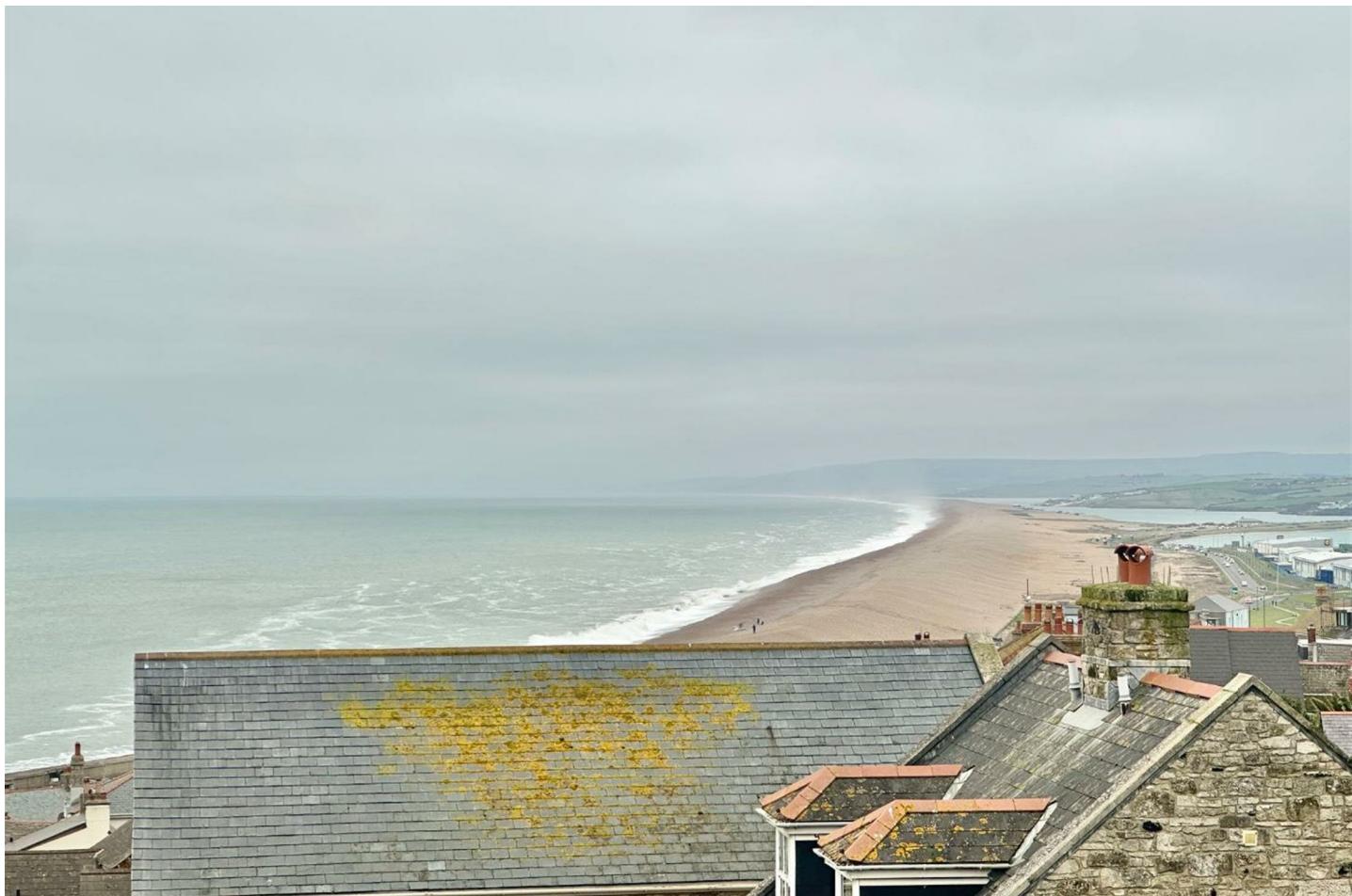




Instinct Guides You



## Clovens Road, Portland Offers Over £265,000

- Striking Bedroom Displays Coastal Vista
- Ground Floor & First Floor Bathrooms
- Courtyard Garden With Rear Access
- Kitchen & Utility Room
- Cosy Sitting Room With Open Fire
- Three Bedrooms & Small Study



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Wilson Tominey are delighted to offer this generous three-bedroom home, boasting striking views across Chesil Beach and the surrounding landscape. The property features a spacious kitchen with adjoining utility room, a ground-floor bathroom, and three well-proportioned double bedrooms.

Inside, the heart of the home is the charming sitting room positioned at the front of the property. A characterful stone fireplace creates an attractive focal point and houses a working open fire.

Adjacent to the sitting room is the kitchen, which provides ample cabinetry and worktop space, along with room for a dining table. An opening leads through to the ground-floor bathroom and a practical utility room, adding further convenience to the layout.

Rising to the first floor are two double bedrooms. Bedroom one is particularly generous, offering plenty of space for a range of furniture, while bedroom two is also well proportioned. The shower room has been reconfigured and slightly reduced in size to create a useful office area, maximising the versatility of the first-floor footprint.

Stairs rise again to a truly unique top-floor room, enhanced by a large bay window that beautifully frames the iconic Chesil Beach, offering a stunning coastal vista.

Outside, the garden has been designed for low-maintenance living and uniquely benefits from a door leading to a small cellar space. There is also side access leading to a small lane.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	