



Instinct Guides You



Harbour View Road, Portland £210,000

- Beautiful Far Reaching Coastal Views
- Three Double Bedrooms
- Attractive Rear Garden
- Off Road Parking
- Open Plan Lounge Dining Room
- Large Utility & Cloakroom
- Semi-detached Home
- Large Conservatory At Rear



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This THREE BEDROOM SEMI-DETACHED HOUSE enjoys far reaching SEA VIEWS and offers PARKING FOR THREE CARS, a LARGE UTILITY ROOM, GROUND FLOOR WC and a CONSERVATORY overlooking the rear garden. The property provides well-proportioned accommodation arranged over two floors, with a generous living and dining space and a good-sized rear garden.

The property is entered into the ground floor, with the accommodation centred around a spacious living room which extends through to the dining area. The living room features a feature fireplace and enjoys plenty of natural light, with access leading through to the rear conservatory. The conservatory provides an additional reception space and offers views across the garden.

The kitchen is fitted with a range of wall and base units, ample work surfaces and tiled flooring. A particularly useful feature is the large utility room, providing excellent additional storage and space for appliances, with access to the outside. A ground floor WC completes the accommodation on this level.

Upstairs, there are THREE BEDROOMS, with bedrooms one and two benefiting from the property's amazing sea views. The remaining bedrooms provide flexible accommodation, while the family bathroom serves all three bedrooms.

Outside, the rear garden has been arranged over several levels, with areas of artificial lawn, raised beds, decking and steps creating a variety of spaces to enjoy. There is also a covered seating area adjoining the rear of the property. To the front, there is PARKING FOR THREE CARS, providing excellent off-road parking.

Room Dimensions

Kitchen 10'0" max x 9'4" max (3.06 max x 2.85 max)

Lounge/Diner 21'9" max x 14'0" max (6.64 max x 4.27 max)

Utility 14'9" max x 8'0" max (4.50 max x 2.44 max)

Conservatory 16'2" x 7'3" (4.93 x 2.22)

Cloakroom 4'9" x 2'7" (1.46 x 0.81)

Bedroom One 11'9" x 10'8" (3.59 x 3.26)

Bedroom Two 11'4" x 10'10" (3.47 x 3.31)

Bedroom Three 9'1" x 7'8" (2.77 x 2.34)

Bathroom 8'6" x 5'7" (2.61 x 1.71)



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.