



## FEATURES

**PORTLAND STONE  
CHARACTER COTTAGE**

**THREE BEDROOMS**

**TWO RECEPTION ROOMS**

**TWO BATHROOMS**

**ENCLOSED COTTAGE  
GARDEN**

**TRAFFIC FREE LOCATION  
OFF EASTON SQUARE**



## SUMMARY

Charming three storey Portland Stone cottage situated in a pedestrian only lane close to the shops and amenities of Easton Square. The character accommodation complete with exposed Portland stone walls and timber floorboards is beautifully presented throughout and offers; entrance hall, two reception rooms, three bedrooms and two bathrooms. The accommodation further benefits from gas central heating and PVCu double glazing whilst externally, there is a cottage garden to the rear with pedestrian access.





## ACCOMMODATION

### Entrance

Composite front door to:

### Entrance Hall

Doors to:

### Lounge 10' 9" x 10' 9" (3.27m x 3.27m)

PVCu double glazed window to front. Feature, Portland stone chimney breast with cast iron log burner (not tested). Radiator. Exposed floorboards. Additional door to Dining room.

### Dining Room

PVCu double glazed window to rear. Feature, Portland stone fireplace with cast iron log burner (not tested). Radiator. Radiator. Exposed Portland stone walls and floorboards.

### Kitchen 12' 0" x 9' 5" maximum measurements (3.65m x 2.87m)

Fitted kitchen comprising range of base and wall mounted cupboards and drawers with complementary rolled edge work-surfaces and ceramic tiled surrounds. One and a half bowl stainless steel sink unit. Four ring gas hob with electric oven below and cooker hood above. Plumbing for an automatic washing machine. Radiator. Ceramic tiled floor. PVCu double glazed window and door to rear.

### Bathroom

Suite comprising fitted panel bath (small), wall mounted wash hand basin and low level WC. Wall mounted gas boiler. PVCu double glazed window to rear.

### First Floor Landing

Door opening to stairs rising to second floor bedroom. Doors to:

### Bedroom 1 13' 7" x 10' 9" (4.14m x 3.27m)

PVCu double glazed window to front. Radiator. Original cast iron fireplace. Exposed timber floor boards. Two built-in storage cupboards. Radiator.

### Bedroom 2 8' 11" x 8' 4" (2.72m x 2.54m)

PVCu double glazed window to rear. Radiator. Small Belfast sink unit with open timber shelves/storage and timber drainer. Exposed floorboards.

### En-suite

Suite comprising fitted panel bath, pedestal wash hand basin and low level WC. Ladder style radiator/towel rail.

### Second Floor

### Bedroom 3 / Loft Room 13' 8" x 13' 5" (4.16m x 4.09m)

A spacious room with PVCu double glazed window to front. Radiator. Exposed floorboards. Hatch to loft.

### Outside

Enclosed, Southerly rear garden part laid to lawn with established shrub borders. Concrete paved patio. Water tap. A gate provides pedestrian access via Park Road.



## Council Tax Band

The Valuation Office Agency published assessment is band 'B'

## The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

## Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

## Notes:



# FLOORPLAN



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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3 Easton Street, Portland, DT5 1BS  
Phone: 01305 826 999, Email: [portland@therealestatebureau.co.uk](mailto:portland@therealestatebureau.co.uk)

[www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

