



**Montrose Close**

Portland, DT5 2BN

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**Asking Price**  
**£155,000 Freehold**



# Montrose Close

Portland, DT5 2BN

- Level Access Bungalow
- One Double Bedroom
- Open Style Living Space
- Modern Style Wet Room
- Low Maintenance Front Garden
- Light And Airy Accommodation
- Ideal Downsize
- Close To Amenities And Transport Links
- Easton Square Nearby
- No Onward Chain





A FREEHOLD, ONE BEDROOM BUNGALOW, with LEVEL ACCESS is presented for sale WITH NO ONWARD CHAIN. The property benefits from: an OPEN-STYLE LIVING AREA; a DOUBLE BEDROOM, a modern WET ROOM, and ALLOCATED PARKING and is LOCATED CLOSE TO EASTON SQUARE and AMENITIES. The property makes an IDEAL DOWNSIZE and viewings come highly advised to fully appreciate the property on offer.



To the front of the property, you find a low-maintenance style garden perfect for potted plants. Stepping through the doorway, you find yourself in the



entrance porch. The porch provides space for storing shoes and hanging coats.

A stable door leads into the open-style living area. A front-aspect window spills rays of sunshine into the space creating a light and airy cosy lounge. The room creates a lovely space for relaxing or entertaining guests.

The kitchen comprises oak-effect base level and wall-mounted units with a black granite-effect worktop over and space for freestanding appliances. The kitchen well suits the necessities of modern living with its open-style nature connecting the living space.

The hallway leads to the bedroom and wet room, and benefits from a large built-in storage cupboard as well as loft access.

The bedroom is a well-proportioned double, currently hosting a double bed with built-in storage and a front-aspect window. The room is neutrally decorated and presents ample space for furnishings.

The property's wet room hosts a walk-in shower with two shower heads, wash-hand basin, WC and heated towel rail. The room has a level access and is well-presented.

Viewings come highly advised to fully appreciate the property on offer.



## Montrose Close, Portland, DT5

Approximate Area = 400 sq ft / 37.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1309980

### Living/Reception Room

12'4" x 10'9" (3.76m x 3.3m)

### Bedroom

10'9" x 8'9" (3.3m x 2.67m)

### Kitchen

9'1" x 5'10" (2.79m x 1.78m)

### Wet Room

### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

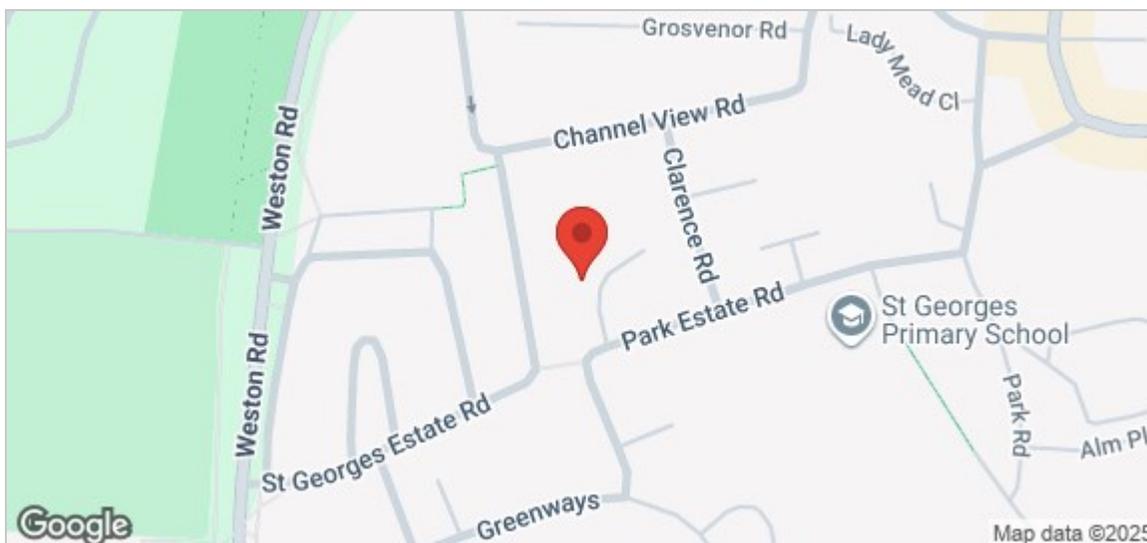
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	