

**Bumpers Lane**  
Portland, DT5 1FZ



**Offers In Excess Of  
£275,000 Freehold**





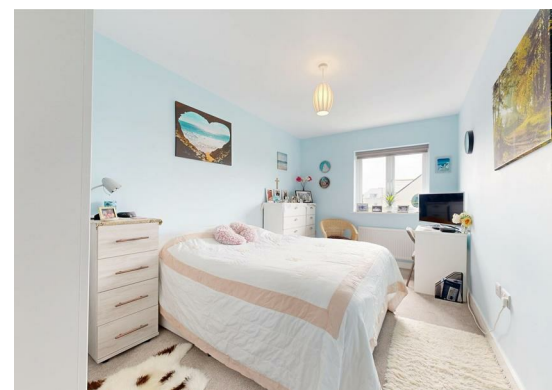
# Bumpers Lane

Portland, DT5 1FZ

- Semi-Detached Modern House
- Two Double Bedrooms
- Sought-After Residential Location ~ Bumpers Lane, Portland
- Open-Style Lounge Diner
- Quiet Location ~ Corner of Estate
- Modern Stylish Kitchen
- Sunny-Aspect Rear Garden
- Family Bathroom & Downstairs WC
- Close to Local Amenities
- Light & Airy Accommodation







Built in 2022, is this TWO DOUBLE bedroom SEMI DETACHED modern family home enjoying a quiet yet convenient position, just a stones throw from Church Ope Cove and Easton Square on Portland. The modern property boasts light and airy accommodation, PARKING for TWO CARS in addition to CARPORT and a WELL PROPORTIONED GARDEN.



Stepping through the front door, the entrance hall provides access to all ground floor accommodation. To the left is a good size, light and airy living room, spanning the depth of the property with French doors leading out onto the well maintained low maintenance rear garden. The modern fitted kitchen, situated to the rear of the property enjoys ample light gloss units with wood effect counter tops, an integrated dishwasher, oven, hob and extractor fan in additional to space for a freestanding washing machine and fridge freezer. The kitchen also benefits from a sunny aspect window, UPVC door and a large under stair cupboard. Completing the ground floor is a good size downstairs WC with vanity wash hand basin and close coupled toilet.



To the first floor are two double bedrooms and a family bathroom. Both bedrooms enjoy an easterly aspect, a pleasant outlook over a green and ample space for bedroom furniture. The primary bedroom enjoys the added benefit of a large cupboard, currently utilised as a walk in wardrobe. To the rear is a family bathroom with panel enclosed bath with a double shower over, back to wall toilet, vanity wash hand basin and heated towel rail. The bathroom is finished in light beige tiles with chrome hardware. Completing the first floor is a sizeable airing cupboard housing gas boiler.

Outside there is a private low maintenance rear garden ideal for growing families and a space to enjoy El fresco dining.

There are additional benefits of ample allocated parking spaces.

Positioned in the heart of a highly popular modern development, offering easy access to local amenities and beautiful coastal walks.

Ground Floor



First Floor



### Kitchen

11'1" x 8'6" (3.4 x 2.6)

### Living Room

17'4" x 10'9" (5.3 x 3.3)

### Bedroom One

12'5" x 12'5" (3.8 x 3.8)

### Bedroom Two

13'9" x 8'6" (4.2 x 2.6)

### Bathroom

7'2" x 5'8" (2.2 x 1.75)

### Service Charge

The vendor has informed us there is a service charge of approximately £275 per annum for the upkeep of the common areas.

These details should be checked by your solicitor for accuracy before any costs are incurred.

### 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.

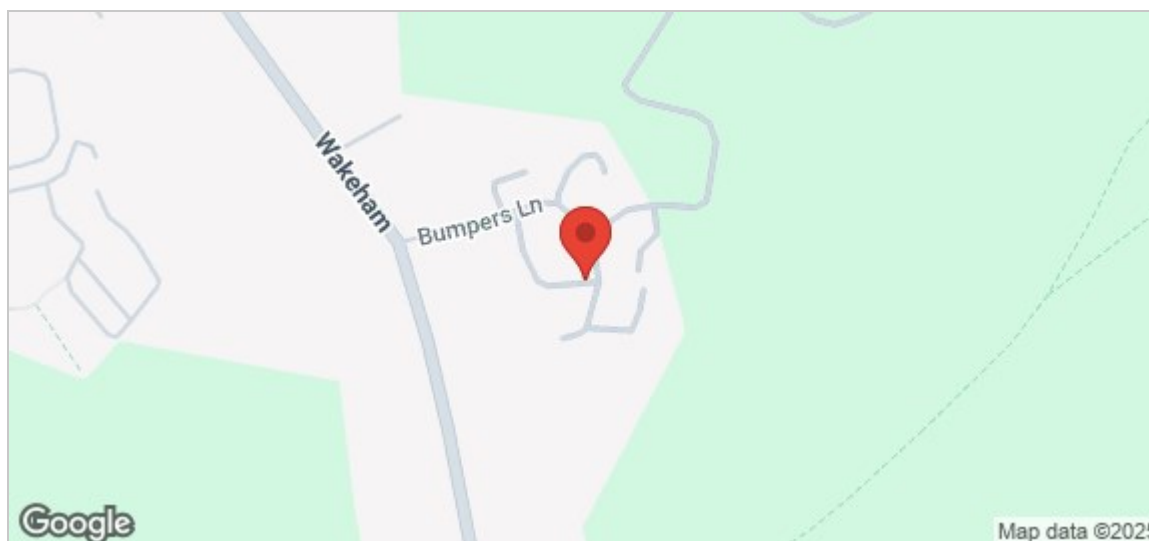
Property type: Semi Detached  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
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 firms 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) A                                 |                         | 95        |
| (81-91) B                                   | 83                      |           |
| (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 |           |

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