



**Tobys Close**

Portland, DT5 2LB



**Asking Price**  
**£150,000 Freehold**

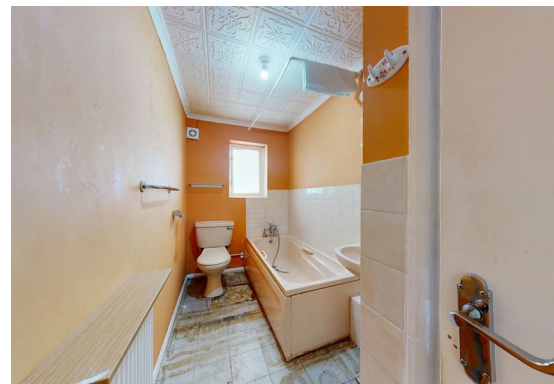


## Tobys Close

Portland, DT5 2LB

- Mid Terrace Bungalow
- Two Bedrooms
- Front Aspect Lounge
- Fitted Kitchen
- Conservatory/Utility Room
- Front & Rear Gardens
- Requiring Full Modernisation Throughout
- No Onward Chain
- Highly Popular Location
- Garage In A Block





Offered for sale with NO ONWARD CHAIN, is this mid terrace TWO BEDROOM BUNGALOW. Requiring full MODERNISATION THROUGHOUT, viewings come highly advised. The accommodation on offer comprises a LIGHT & AIRY LOUNGE, two bedrooms, KITCHEN, family BATHROOM and CONSERVATORY/UTILITY ROOM. Outside there is the added benefit of FRONT & REAR GARDENS and a



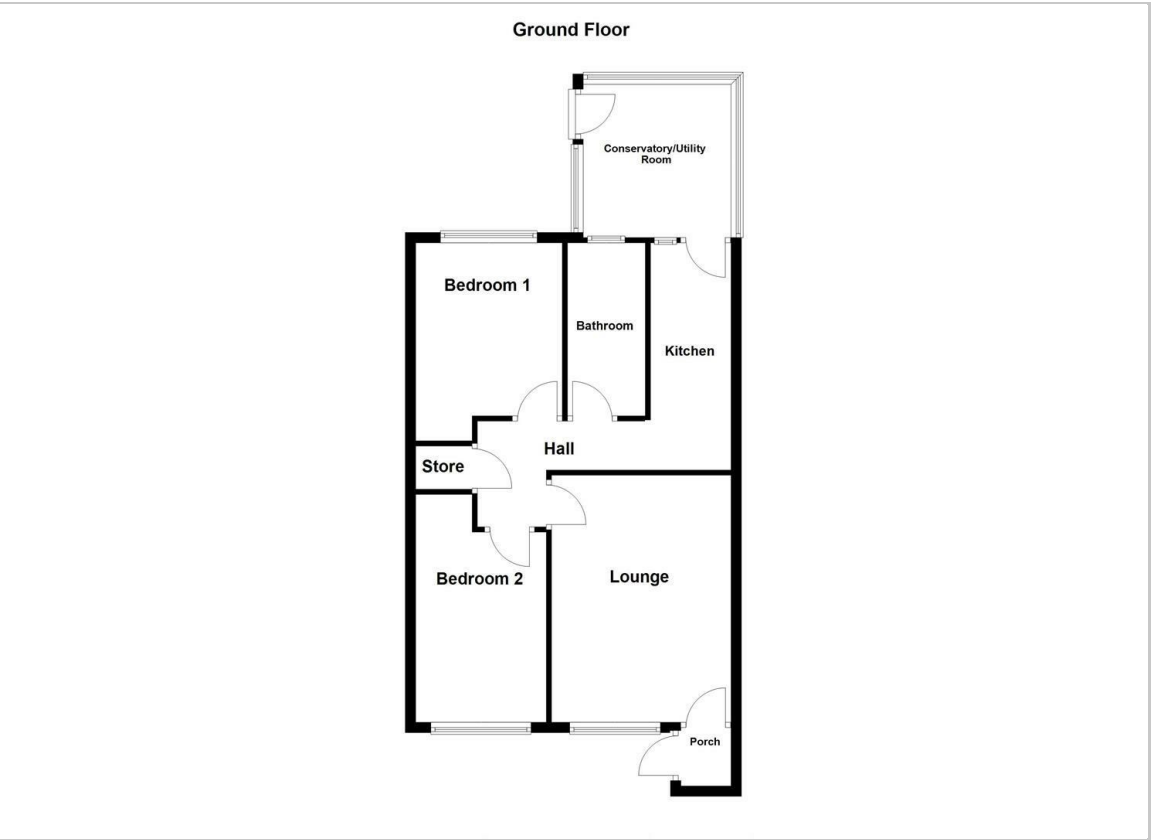
single GARAGE in a block.

Attention all investors and first time buyers, this two bedroom mid terrace bungalow comes highly advised to appreciate the size, space and accommodation on offer. Benefitting from a generous sized front aspect lounge, with a large picture window that allows ample amounts of natural light to flood the room. Bedrooms one and two are both of double size, with bedroom two being of front aspect and bedroom one being rear aspect, over looking the low maintenance rear garden. The family bathroom comprises a bath, shower, wash hand basin and WC. The fitted kitchen offers colour matching eye and base level storage cupboards and space for a selection of domestic appliances. To complete the accommodation accessed from the kitchen and providing rear access to the garden is the conservatory/utility room. Offering a further selection of storage cupboards and plumbing for additional domestic appliances.



Outside to the front of the bungalow there is a small lawn area, with a path leading to the purpose built entrance porch. The rear garden is a sunny low maintenance space, with a selection of patio and planting areas. There is a wooden shed and greenhouse ideal for any potential buyers who enjoy gardening. There is a further added benefit of a single garage in a block.

Located in a highly popular residential location, within easy access to local amenities, primary and secondary schools and well serviced public transport links to Weymouth.



**Lounge**  
11'4 x 15'7 (3.45m x 4.75m)

**Bedroom One**  
9'2 x 13' (2.79m x 3.96m)

**Bedroom Two**  
10'11 x 8'3 (3.33m x 2.51m)

**Bathroom**  
4'11 x 10'11 (1.50m x 3.33m)

**Kitchen**  
5'1 x 14'4 (1.55m x 4.37m)

**Conservatory/Utility Room**  
9'4 x 9'8 (2.84m x 2.95m)

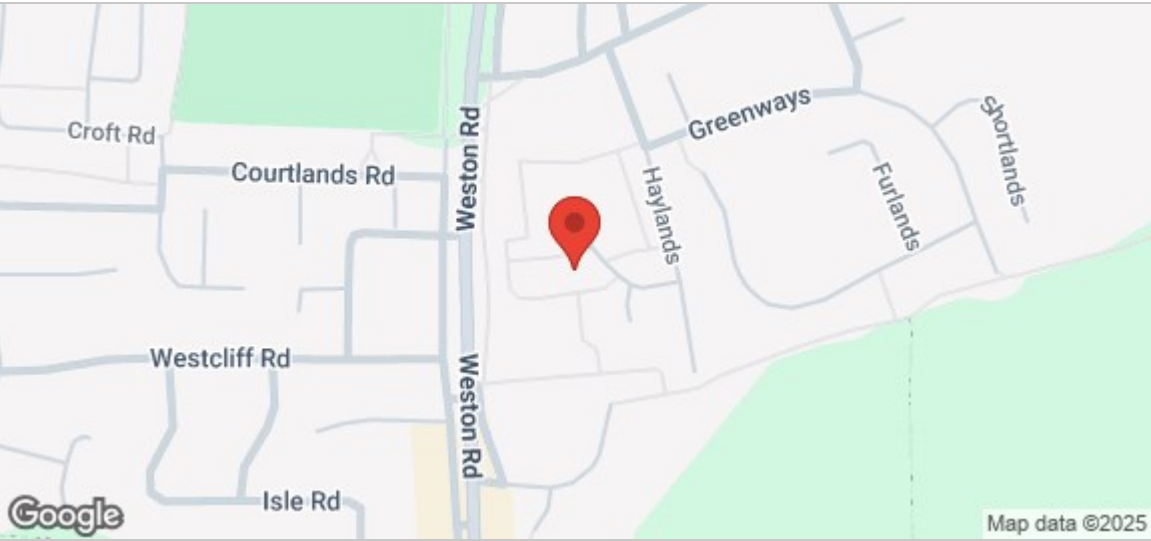
**Additional information**

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: Mid Terrace 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 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                                 |                         |           |
| (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 |           |