



Rufus Way.

Portland, DT5 1ED



£1,250 PCM

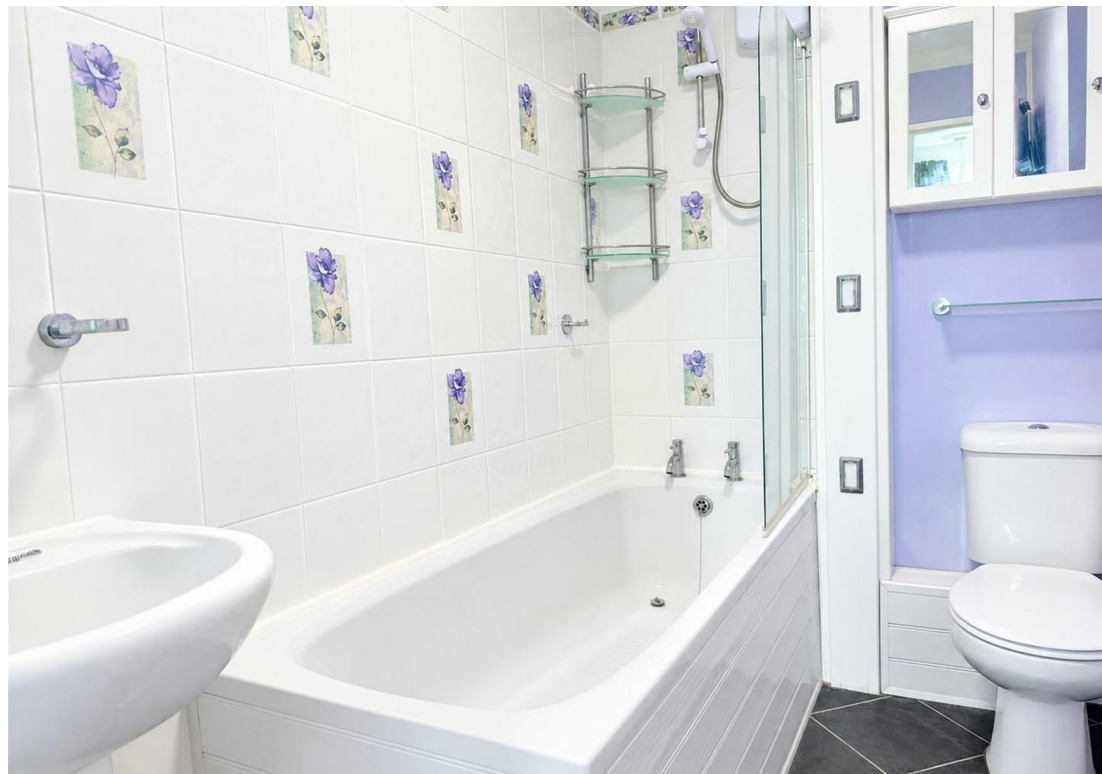


Rufus Way.

Portland, DT5 1ED

- End Of Terrace Ideal Family Home
- Three Bedrooms
- Spacious Living/Dining Room
- Fitted Kitchen
- Family Bathroom
- Low Maintenance Gardens
- Garage To The Rear
- Available To Let Now
- Cul-De-Sac Location
- Close To Coastal Paths





AVAILABLE TO LET NOW is this **THREE BEDROOM END OF TERRACE**, Benefitting from a **SPACIOUS OPEN PLAN LIVING/DINING ROOM**, fitted kitchen, family bathroom, **LOW MAINTENANCE GARDENS** and **GARAGE**.



The accommodation is arranged over two floors and offers well proportioned living space throughout. The ground floor comprises a welcoming entrance hall leading into a bright and spacious open plan living/dining room, creating a fantastic sociable space for both everyday living and entertaining. The fitted kitchen is positioned to the rear of the property and provides access to



the garden, offering a practical and functional layout.

On the first floor, the property offers three bedrooms, including a generous principal bedroom, a well-sized second double bedroom, and a third bedroom that would be equally suited as a child's room, nursery, or home office. A family bathroom serves the first-floor accommodation.

Externally, the property enjoys the benefits of its end of terrace position and features low-maintenance gardens to both the front and rear. The rear garden provides a pleasant setting for outdoor dining and relaxation, while the front garden enhances the property's kerb appeal. In addition, the property benefits from a separate garage, offering secure parking or valuable storage space.



Situated in the popular residential area of Rufus Way, Portland, the property is conveniently located close to local amenities, schools, transport links, and the stunning Jurassic Coast.

These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Living Room
10'4" x 11'5" (3.15 x 3.50)

Dining Room
9'3" x 10'9" (2.83 x 3.30)

Kitchen
6'10" x 11'2" (2.10 x 3.41)

Bedroom One
13'6" x 9'0" (4.14 x 2.75)

Bedroom Two
10'5" x 8'6" (3.20 x 2.60)

Bedroom Three
6'8" x 8'5" (2.04 x 2.59)

Bathroom

Garage
7'8" x 15'10" (2.34 x 4.83)

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: End of Terrace
Property construction: Standard
Tenure: Freehold
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their

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		72	81
Not energy efficient - higher running costs			

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			

England & Wales

EU Directive 2002/91/EC