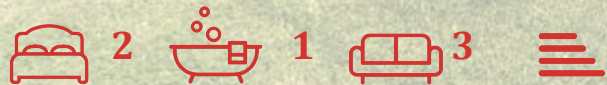




**Sweet Hill Lane**

Portland, DT5 2DT



**Asking Price**  
**£325,000 Freehold**



## Sweet Hill Lane

Portland, DT5 2DT

- Detached Bungalow
- Offered For Sale With No Onward Chain
- Highly Popular Location
- Versatile Accommodation
- Two Double Bedrooms
- Two/Three Reception Room
- Front Aspect Kitchen
- Modern Fitted Shower Room
- Front & Rear Gardens
- Off Road Parking & Garage

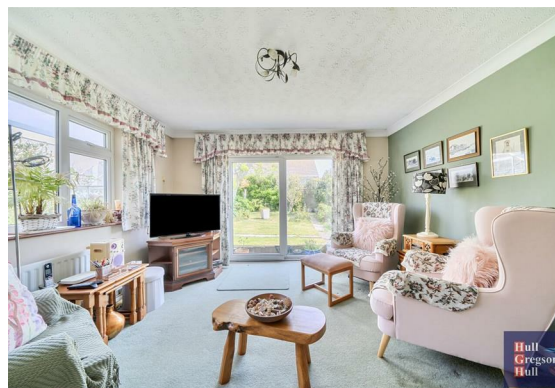




Offered for sale with NO ONWARD CHAIN, this well presented DETACHED BUNGALOW provides spacious and versatile accommodation, ideally suited for a range of buyers. Offering off road PARKING & GARAGE, well maintained front and rear gardens. Viewings come highly advised to appreciate the size, space and accommodation on offer.



Upon entering the property, you are welcomed by a bright and inviting entrance hallway, which offers access to all principal rooms. The kitchen is positioned to the front aspect and is



fitted with a range of eye and base level storage cupboards, along space for domestic appliances and a table and chairs, creating an ideal setting for informal dining.

The living room, which can alternatively serve as a second bedroom, is a generously proportioned dual aspect space, featuring a charming fireplace and an abundance of natural light. The principal bedroom is a spacious double room overlooking the rear garden, benefiting from extensive built-in storage.

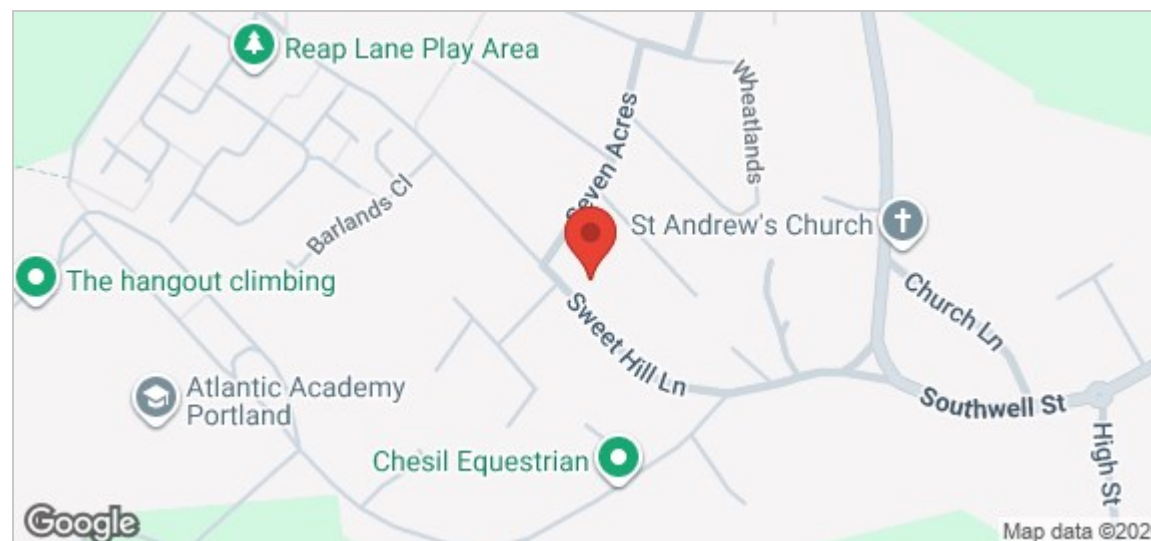
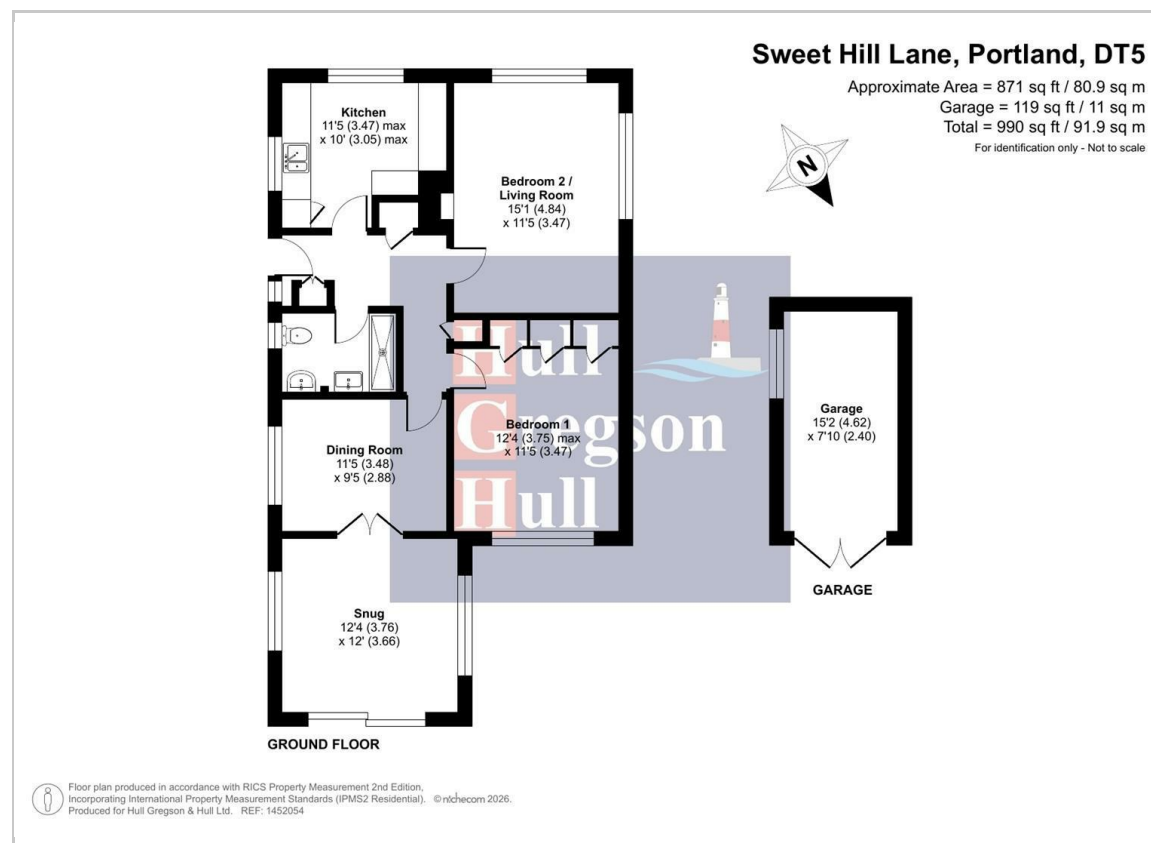
Further accommodation includes a well sized dining room, perfect for entertaining, with double doors opening into an additional snug. This versatile space enjoys two large windows and sliding patio doors, seamlessly connecting the interior to the rear garden.



Additionally, the internal layout is a modern fitted shower room, comprising a double shower, wash hand basin, and WC.

The property is completed by the loft room, which can be accessed via a fold up ladder. The previous owner would often use the loft room as an additional bedroom.

Externally, the property continues to impress. To the front, there is off-road parking leading to a detached single garage with double doors. The remainder of the frontage is laid to lawn and complemented by a variety of shrubs, plants, and a mature tree.



**Kitchen**  
36'1" x 16'4" max x 32'9" max (11'5 max x 10' max)

**Living Room / Bedroom 2**  
15'1 x 11'5 (4.60m x 3.48m)

**Bedroom 1**  
12'4 max x 11'5 (3.76m max x 3.48m)

**Dining Room**  
11'5 x 9'5 (3.48m x 2.87m)

**Snug**  
12'4 x 12' (3.76m x 3.66m)

**Garage**  
15'2 x 7'10 (4.62m x 2.39m)

**Shower 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: Detached Bungalow  
Property construction: Standard  
Tenure: Freehold  
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/

#### 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 |           |