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FOR SALE

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Tobys Close
Portland, DT5 2LB

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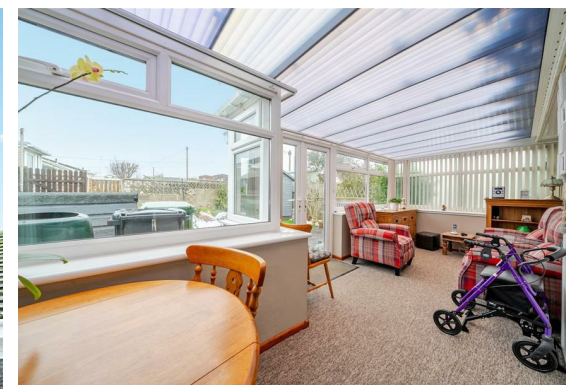
Guide Price
£220,000 Freehold

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Tobys Close

Portland, DT5 2LB

- Two Double Bedroom Bungalow
- No Onward Chain
- Well Maintained Low-Maintenance Rear Garden
- Well-Proportioned Living Room with Feature Fireplace
- Light & Airy Well-Presented Conservatory
- Close to Local Amenities
- Garage in a Block
- Modern Fitted Shower Room
- Fitted Kitchen
- Highly Popular Location





Offered for sale with NO ONWARD CHAIN, this TWO DOUBLE BEDROOM BUNGALOW is presented for sale. The property hosts AMPLE STORAGE SPACE, and benefits from: a LIGHT AND AIRY WELL-PRESENTED CONSERVATORY, WELL-PROPORTIONED LIVING ROOM with FEATURE FIREPLACE and WELL-MAINTAINED LOW-MAINTENANCE REAR GARDEN. Viewings come highly advised to fully appreciate the property on offer.

To the front, the property hosts a low-maintenance style, walled, block-paved front garden, dotted with various potted plants and hosting a bench. Perfect to sit and lap up rays of summer sunshine.

Stepping over the threshold, you find yourself in the entrance porch: providing a warm welcome to the property and the perfect space to hang coats and store shoes. The well-proportioned living room is well-presented, with a feature fireplace, and hosts a window overlooking the front garden. The living room is the perfect

space to relax in of an evening or to entertain guests.

The bungalow also presents two double bedrooms, each a generous size with ample space for a double bed, wardrobe and other furnishings. Each bedroom has a respective front / rear aspect window creating a light and airy space.

The hallway also provides a built-in storage cupboard with plenty of space. In addition too this, the hallway leads onto the shower room and kitchen.

The shower room is well-presented and accessible with a walk-in shower, wash-hand basin with storage under and a WC.

The galley-style kitchen comprises white wood-effect units with speckled granite-effect worktops over, tiled splashback and space for freestanding appliances.

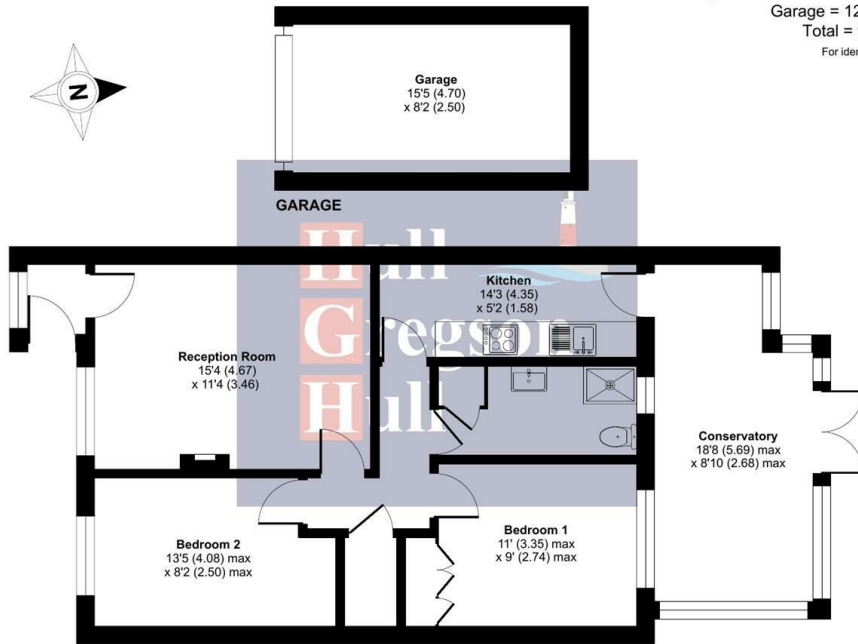
To the rear, the property also hosts a sunny conservatory currently set up with a dining table and plenty of seating, creating the perfect space to lap up rays of sunshine and leading into the rear garden.

Externally, the property presents a beautiful rear garden, complete with: artificial lawn, patio area and storage shed. The garden is a sun trap and provides a fantastic space to enjoy those warm summer months. The property also benefits from a garage in a block nearby.



Tobys Close, Portland, DT5

Approximate Area = 800 sq ft / 74.3 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 923 sq ft / 86 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 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1397104

Entrance Porch

Living Room

15'4" x 11'4" (4.67m x 3.45m)

Kitchen

14'3" x 5'2" (4.34m x 1.57m)

Bedroom One

11' max x 9' max (3.35m max x 2.74m max)

Bedroom Two

13'5" max x 8'2" max (4.09m max x 2.49m max)

Shower Room

Conservatory

18'8" max x 8'10" max (5.69m max x 2.69m max)

Garage

15'5" x 8'2" (4.70m x 2.49m)

Additional information

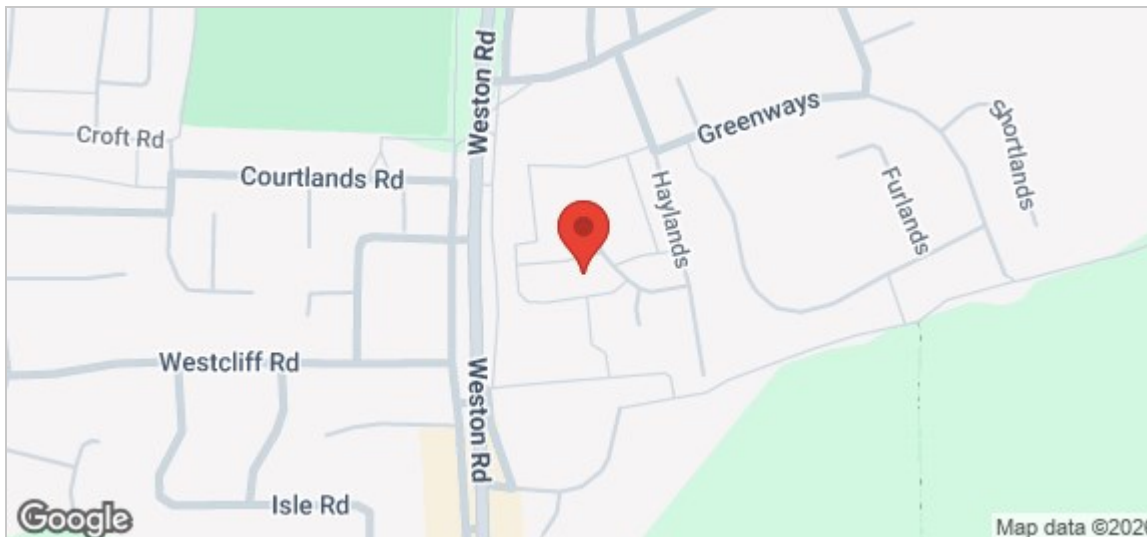
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

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/

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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	