



## Alm Place

Portland, DT5 2LT



Offers In Excess Of  
£280,000 Freehold





# Alm Place

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- Deceptively Spacious, Three Sizeable Double Bedroom Maisonette
- Expansive Open Plan Living Accommodation with Box Bay Window
- Modern Fitted Kitchen with Ample Space for Appliances
- Allocated Parking to Rear
- Impeccably Presented Throughout
- Two Large External Store Cupboards
- High Ceilings Throughout
- Ensuite Shower Room to Primary Bedroom
- Family Bathroom and WC to First Floor
- Short Stroll to Amenities







SET OVER THREE FLOORS, this DECEPTIVELY SPACIOUS, THREE BEDROOM, FREEHOLD COACH HOUSE boasts PRIVATE ENTRANCE, ALLOCATED PARKING and expansive light and airy living accommodation. Set just moments from local supermarket and a short stroll to Easton Square, this property offers the space of a traditional house.

Accessed via its own private

front door, the property opens into a welcoming hallway with stairs leading straight up to the main accommodation - offering privacy and convenience



As stairs rise to the first floor, you're met by a well proportioned landing which provides access into a deceptively a spacious open plan lounge/kitchen/diner. Bathed in natural light thanks to its dual aspect windows and open layout, the space is perfect for modern living and entertaining.

The living area currently consists of ample seating space and enjoys the benefit of a feature box bay window, which is currently utilised as a cosy reading nook. A modern fitted kitchen tucked neatly into its own corner, perfect for preparing meals without being cut off from the social space. The kitchen itself comprises of a range of wall and base units in a cream gloss finish with black counter tops and upstands, ample space for appliances and benefits from integrated double oven, extractor fan and inset hob. There's also a convenient WC on the first floor - ideal for guests and everyday use.



Stairs rise from the landing to the second floor. This level is home to three extremely well proportioned bedrooms, offering flexibility for families, sharers, or those working from home. The main bedroom benefits from bespoke built in storage and its own en suite shower room, adding a touch of luxury and privacy.

The other two bedrooms are well-proportioned and served by a sleek family bathroom, complete with a full-sized bathtub with shower over, WC and wash hand basin.

The property also benefits from Solar panels which are owned outright and are on a feeding tariff.



**Kitchen**

9'0" x 9'10" (2.75 x 3)

**Open Plan Lounge Diner**

32'9" max x 16'4" (10 max x 5)

**Bedroom One**

15'7" x 16'9" (4.75 x 5.11)

**Ensuite**

5'10" x 9'10" (1.8 x 3)

**Bedroom Two**

9'10" x 16'4" (3 x 5)

**Bedroom Three**

10'11" x 8'10" (3.35 x 2.7)

**Bathroom**

7'6" x 6'6" (2.3 x 2)

**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: Maisonette
- 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/](http://checker.ofcom.org.uk/)

**Application Process**

Due to the high level of demand at present, we are asking all applicants to complete a short questionnaire before we arrange a viewing. This questionnaire will then be submitted to the landlord for their consideration. Applicants will then be shortlisted to view.

Once you have completed the questionnaire we will aim to come back to you within 3 days. However, due to the high demands this may take slightly longer. You may need to copy the below link and paste it into your browser:

[form.jotform.com/241194487228362](http://form.jotform.com/241194487228362)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	91	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC