



**Haylands**  
Portland, DT5 2LA



**Asking Price**  
**£235,000 Freehold**



# Haylands

Portland, DT5 2LA

- Mid Terrace Family Home
- Three Bedrooms
- Well Presented Accommodation Throughout
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Conservatory Over Looking Rear Garden
- Family Shower Room
- Sunny Aspect Rear Garden
- Highly Popular Location
- Viewings Highly Advised





Situated in the heart of a **HIGHLY POPULAR LOCATION**, is this beautifully presented **MID TERRACE THREE BEDROOM** family home. This ideal property benefits from a **SPACIOUS LIVING/DINING ROOM**, a newly fitted **MODERN KITCHEN**, conservatory over looking the **SUNNY REAR GARDEN** and a **FAMILY SHOWER ROOM**.



Access is gained via the purpose built entrance porch, ideal for coats and shoes. Internal door from the porch leads into the spacious, front aspect living/dining room. This room is a generous space, with a large front window, which allows ample amounts of natural light to flood the room. The room is currently arranged with a selection of living room furniture and a six person dining room table and chairs. There is a further downstairs storage cupboard. Leading on from the living/dining room access is gained to the newly fitted kitchen. The kitchen comprises a selection of colour matching base and eye level storage cupboard, some integral domestic appliances and space for free standing. To complete the ground floor accommodation is the rear aspect conservatory, which enjoys views out to the sunny rear garden. French doors from the conservatory provide access out to the garden.

Stairs rise to the first floor where bedrooms one, two, three and the family shower room are located. Bedroom one is a sizeable front aspect double room, with bedroom two and three both offering rear aspect and are further double rooms. The family shower room comprise a modern fitted suite with shower cubicle, wash hand basin and WC.

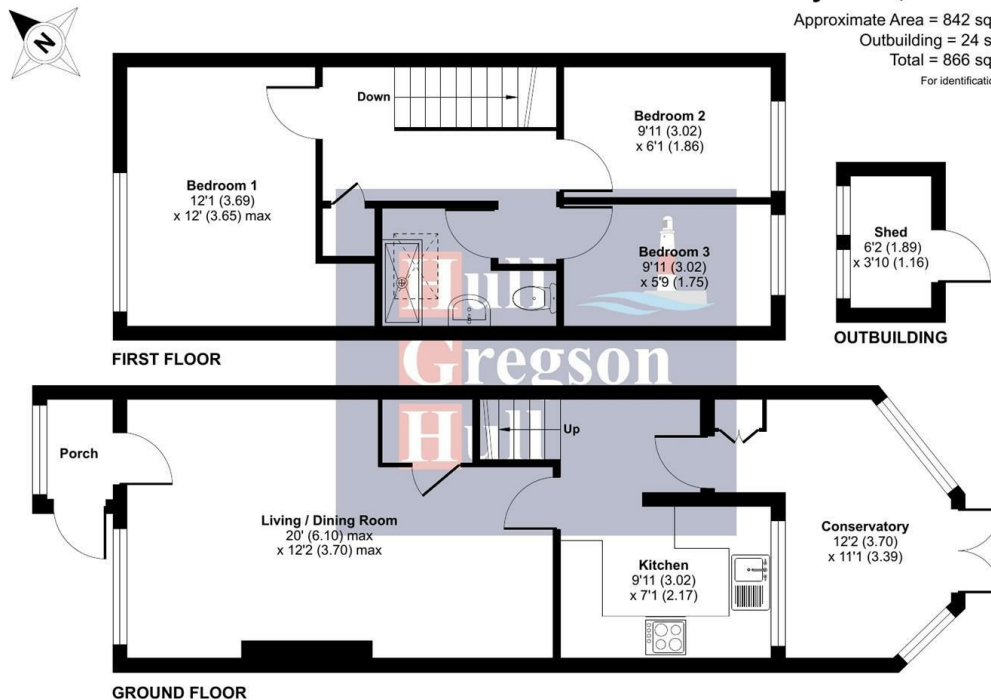
To the front of the property there is a small low maintenance front garden, with path leading to the front door. The rear garden is a sunny aspect offering a selection of patio area, ideal for out door entertaining, with the remainder laid to shingle. There is a selection of mature plants and shrubs.

Situated in the heart of a highly popular location, within easy access to local amenities, schools and public transport links.



## Haylands, Portland, DT5

Approximate Area = 842 sq ft / 78.2 sq m  
Outbuilding = 24 sq ft / 2.2 sq m  
Total = 866 sq ft / 80.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1300853



## Porch

## Living/Dining Room

20' max x 12'2 max (6.10m max x 3.71m max)

## Kitchen

9'11 x 7'1 (3.02m x 2.16m)

## Conservatory

12'2 x 11'1 (3.71m x 3.38m)

## Bedroom One

12'1 x 12' max (3.68m x 3.66m max)

## Bedroom Two

9'11 x 6'1 (3.02m x 1.85m)

## Bedroom Three

9'11 x 5'9 (3.02m x 1.75m)

## Family Shower Room

## Additional information

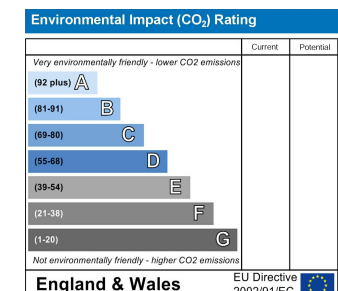
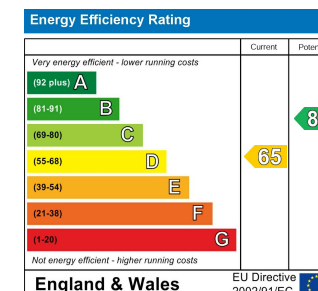
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace  
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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