



78 - 80 Easton Street

Portland, DT5 1BT



Offers In Excess Of
£250,000 Freehold



Easton Street

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- Character Cottage
- Large Driveway
- Rear Garden
- Spacious Accommodation
- Stunning Fireplace
- No Onward Chain
- Plenty Of Potential
- Sought After Location
- Regular Bus Links
- Shops Nearby



**3D VIRTUAL TOUR
AVAILABLE**

We are delighted to offer for sale, this characterful cottage with large driveway, situated within close proximity to Easton Square, Portland.

The ground floor accommodation comprises an initial entrance porch with door leading to a spacious living room. A light and airy sunroom offers a pleasant place to sit in with its Southerly facing aspect, allowing for plenty



of natural light. French doors then lead out on the rear garden.

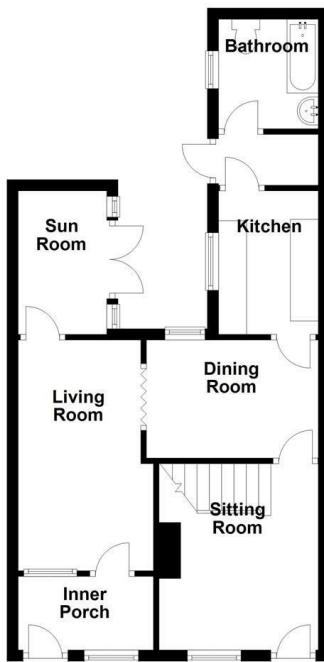
Also, on the ground floor is a dining room, secondary sitting room with feature fireplace, fitted kitchen, comprising of range wall and base level units, and a downstairs bathroom, comprising panelled bath, low-level WC and pedestal wash hand basin.

The first floor accommodation comprises three double bedrooms with two of these bedrooms, benefiting from built in wardrobes. The first floor shower room has been recently remodelled to comprise a modern shower cubicle, low-level WC and wash hand basin. An airing cupboard houses a modern Worcester Bosch combi-boiler.

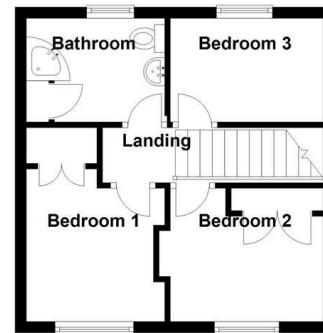


The rear garden has an initial patio area, a decking area and a path leading to end of the garden. There are shrubs to borders. The garden is a fair size, has a side gate and is not overlooked. Externally to the front of the property is a large shingle area offering ample off-road parking for multiple vehicles. The property does require some modernisation but offers a generous amount of living accommodation.

Ground Floor



First Floor



Living Room

8'5" x 21'0" (2.57m x 6.41m)

Dining Room

9'3" x 8'11" (2.84m x 2.74m)

Sun Room

14'2" x 4'9" (4.33m x 1.46m)

Sitting Room

12'3" x 8'10" (3.74m x 2.71m)

Kitchen

16'0" x 8'10" (4.90m x 2.71m)

Bathroom

5'10" x 7'6" (1.8m x 2.3m)

Bedroom 1

8'7" x 11'9" (2.62m x 3.60m)

Bedroom 2

11'6" x 8'11" (3.52 x 2.74m)

Bedroom 3

9'5" x 9'4" (2.89 x 2.85)

Shower Room

9'6" x 9'2" (2.91 x 2.81)

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 Terrace

Property construction: Stone

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

<https://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.



Map data ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (82 plus)		80	
(81-80)	B		
(80-79)	C		
(78-74)	D		
(73-64)	E		
(63-58)	F		
(57-50)	G		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus)		80	
(81-80)	B		
(69-68)	C		
(55-54)	D		
(39-34)	E		
(21-20)	F		
(10-9)	G		
Not environmentally friendly - higher CO ₂ emissions			

EU Directive 2002/91/EC

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