



## 21 Kingbarrow Drive

Portland, DT5 2FH

Asking price £320,000



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## 3D VIRTUAL TOUR OF EXAMPLE HOUSE TYPE AVAILABLE!

A brand new, THREE DOUBLE BEDROOM SEMI-DETACHED house with TWO PARKING SPACES situated moments from Easton Square on Portland.

The property, BUILT BY BETTERMENT PROPERTIES LTD is situated on the popular Windmills development in EASTON, approximately 1/4 mile from EASTON SQUARE. The Windmills development comprises a mix of individual homes set within carefully designed streetscapes surrounded by beautiful scenery & open spaces.

Easton benefits from a range of amenities including Tesco supermarket, a Co-Op, Post Office, a butchers, a deli, a range of eateries & a park & gardens.

Plot 67 is a SEMI-DETACHED Primrose house type & comprises three double bedrooms, a contemporary fitted kitchen, a modern bathroom, an en-suite & a generous living room with French doors onto the garden. The rear garden is enclosed with featheredge fencing and has a patio spanning the width of the house. There are 2 parking spaces.

All properties are built to a high standard with fitted kitchens supplied & fitted by Kitchen Craft, Weymouth, modern white bathrooms suites with a contemporary grey tiling, LVT flooring to the ground floor supplied by Top Mark Carpets, Weymouth and there is a high level of insulation.

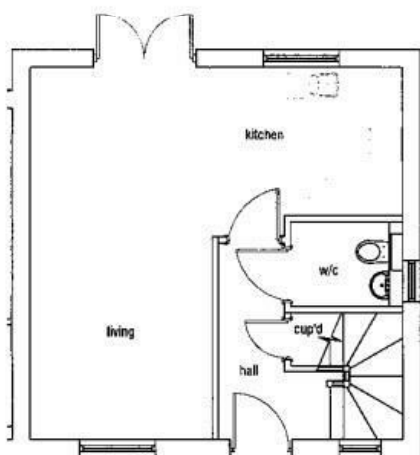
All plots come with a 10 year NHBC warranty.

\*Please note the photos shown could be from a different house and style and should be used as guidance only to give an indication on the style and quality of finish.

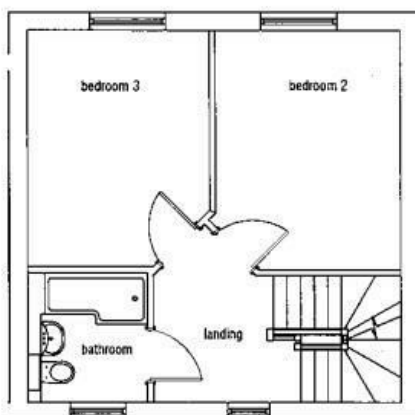
The estimated build completion date for Plot 67 is Spring 2023. A management company will be set up to manage the communal areas on site with a service charge of £307.50 per plot per annum.



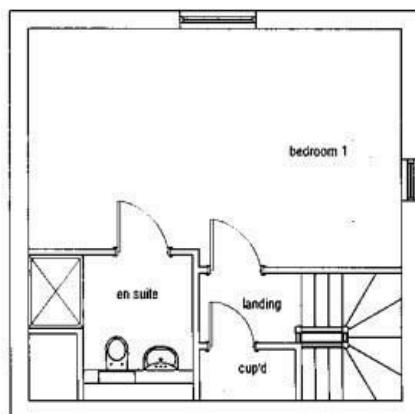
Tel: 01305 822 222



Plot 67



Plot 67



Plot 67  
First Floor

**Living Area**  
11'1" x 9'10" (3.38m x 3.00m)

**Dining Area**  
9'10" x 9'2" (3.00m x 2.79m)

**Kitchen Area**  
10'5" x 7'10" (3.18m x 2.39m)

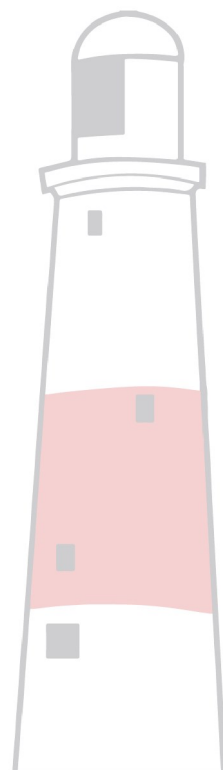
**Bedroom One**  
20' x 12'9" (6.10m x 3.89m)

**Bedroom Two**  
12'9" max x 9'10" (3.89m max x 3.00m)

**Bedroom Three**  
12'9" max x 9'10" (3.89m max x 3.00m)

#### Important Notice (Paragraph)

The artist's impression, photos, floor plans, configurations and layouts are included for guidance only. The Developer and Agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer and Agent can be relied upon as accurately describing any particular or proposed dwelling or development. All such matters must be treated as intended only as a single illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute part of a contract or a warranty. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements are approximate. Prospective purchasers are requested to check before entering into negotiations as to whether the specification has changed.



#### Energy Efficiency Rating

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

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