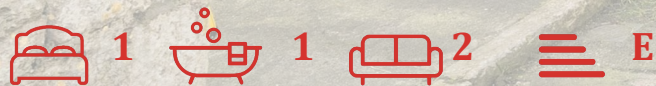


Belle Vue Cottages

Portland, DT5 1LB



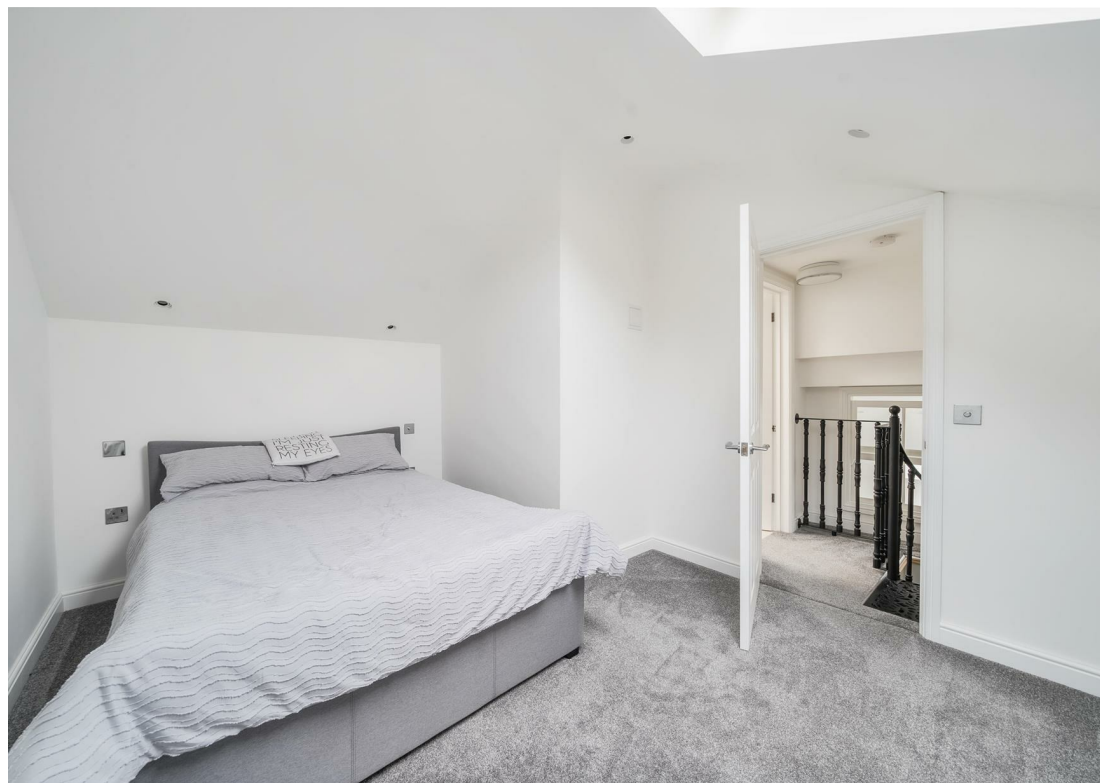
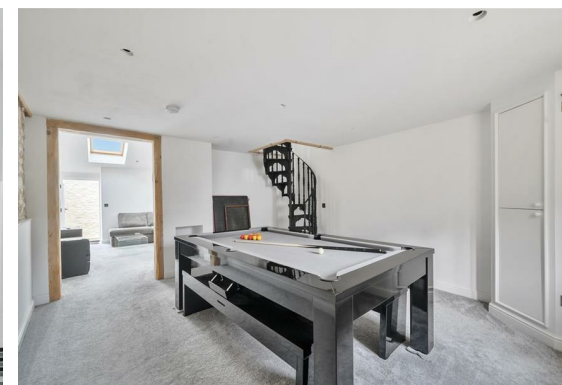
Asking Price
£190,000 Freehold

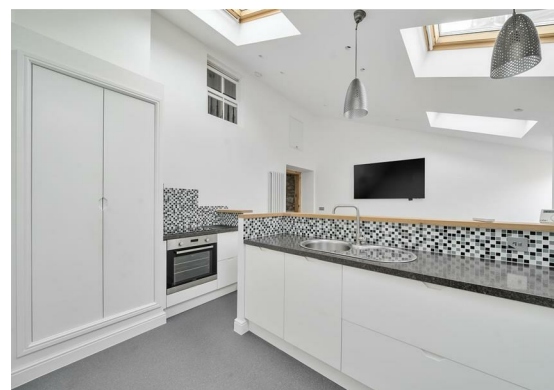
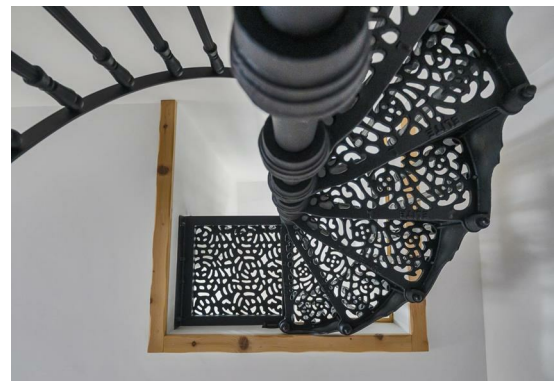


Belle Vue Cottages

Portland, DT5 1LB

- No Onward Chain
- One Bedroom Conversion
- Juliette Balcony
- Triple Glazed Windows Throughout
- Popular Residential Location
- Immaculately Presented Throughout
- Hardwood Windows And Doors Throughout
- Cast Iron Spiral Staircase
- Modern Fitted Kitchen
- Rain Sensors On Roof Windows





A beautifully presented ONE DOUBLE BEDROOM house conversion set in the heart of FORTUNESWELL tucked away in a quiet location. This perfect first time purchase property benefits from SPACIOUS LIVING ACCOMMODATION throughout with a reception room to the front of the property, MODERN FITTED KITCHEN and lounge to the rear and small courtyard garden. To the first floor is the double bedroom and MODERN SHOWER ROOM.

Stepping through the front door of the property you enter into the reception room, this room is



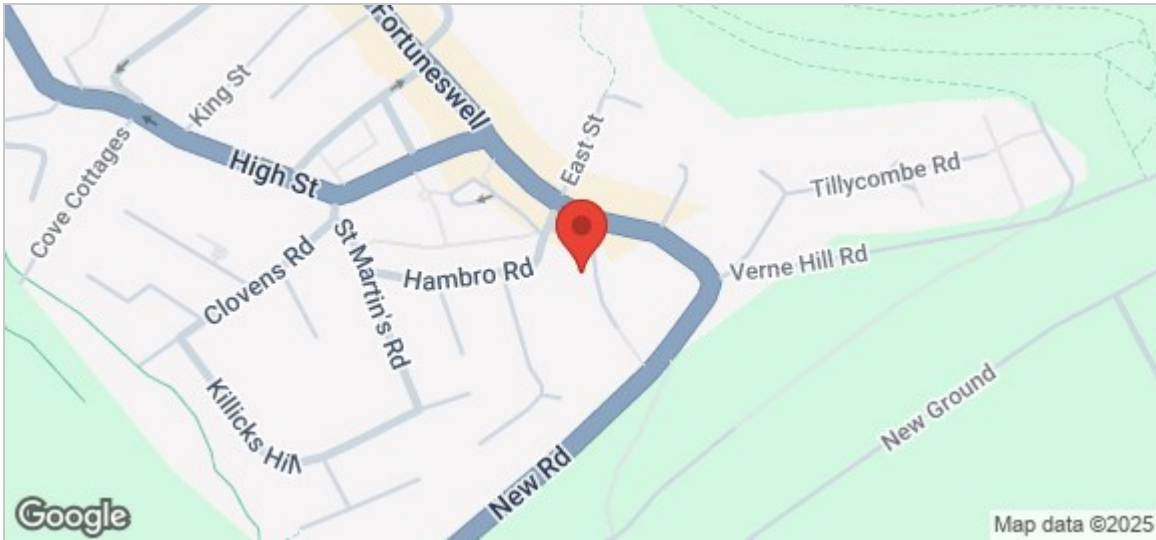
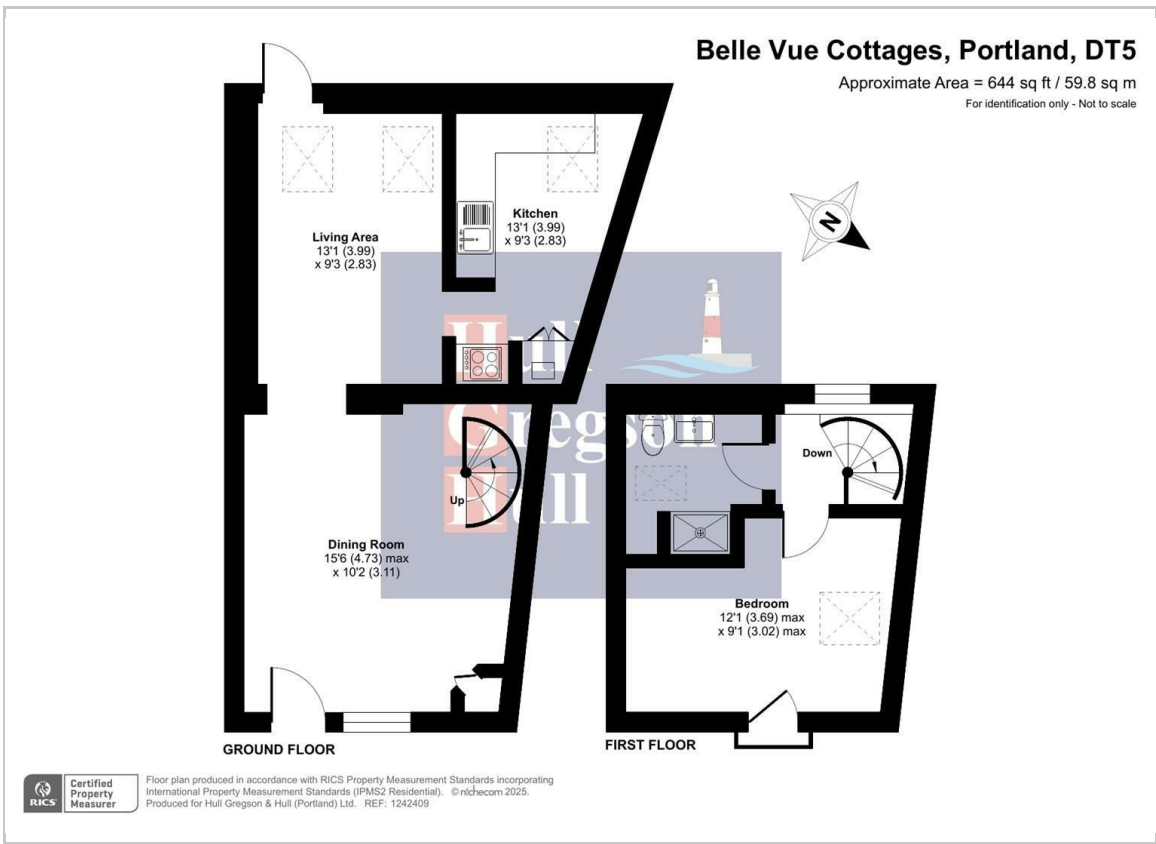
currently being utilised as a dining room/games area with a pool table. This reception room boasts triple glazed French door style windows, exposed stone feature wall and heat curtain/air conditioning unit above the front door. Access to the first floor is also gained from this room with a cast iron spiral staircase.

A large opening leads from the reception room to the light and airy lounge/kitchen. This room benefits from high sloped ceilings with four Velux style windows with solar power and rain sensors. The modern fitted kitchen comprises a range of base level units with some fitted appliances along with additional storage with electric boiler fitted.

To the first floor is a generous double bedroom which has a skylight and stable door Juliette balcony utilised as the front aspect window. Completing the upstairs accommodation is the modern shower room.

The front aspect is an attractive stone front offering a historic image which keeps in unison with period Fortuneswell properties. Additionally there is cast iron guttering and downpipes on display which further enhances the property image, completing the front of the property is a Victorian Lamp on the front elevation.





Dining Room
16'0" x 13'0" (4.88m x 3.97m)

Lounge / Kitchen
18'8" > 16'11" x 13'5" (5.69m > 5.16m x 4.11m)

Bedroom
10'9" > 7'8" x 10'2" (3.28m > 2.34m x 3.11m)

Bathroom
6'5" x 4'6" (1.98m x 1.39m)

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: House/Cottage

Property construction: Traditional

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	72

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	