

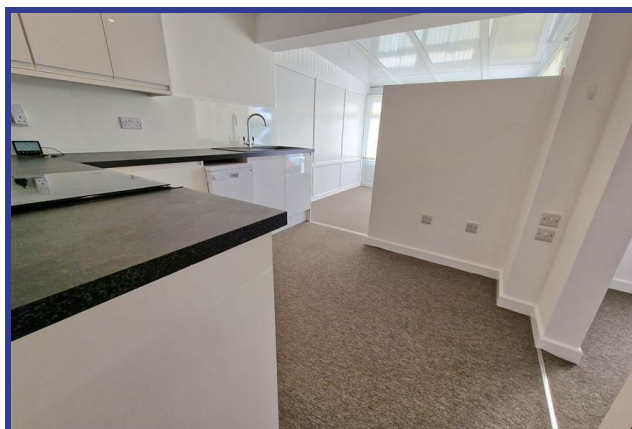


10 Furlands

Portland, DT5 2LQ

£1,100 PCM

 3  1  2  C



10 Furlands

£1,100 PCM



A well presented, MODERN, three bedroom family home with LARGE CONSERVATORY, DRIVEWAY with a SEA GLIMPSE situated moments from shops, schools and amenities.

This lovely family home offers versatile living space with the option for an additional downstairs bedroom or perfect study/ hobby/ play room.

Approaching the property from the rear is a driveway providing off road parking and access to the back of the house and into the utility area. This useful area provides space for a fridge/ freezer, under counter freezer and washing machine. Beyond the utility area is the kitchen, fitted with a range of units, freestanding cooker and slimline dishwasher. Due to it being an open space this lends itself for use as a utility area or dining space and free up the dining room for alternative uses.

Proceeding to the front of the property is the spacious lounge which spans the width of the property, offering ample space for seating and has a feature wood panelled wall. A small porch leads out to the low maintenance garden. The garden leads out onto a communal green which provides a sense of community and safety for those with children out playing.

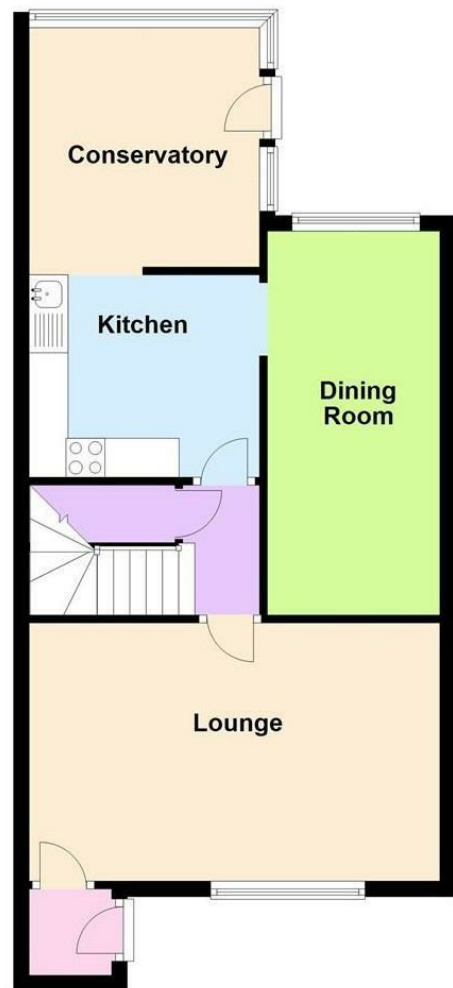
Ascending to the first floor is access to the three bedrooms, bathroom and separate WC. All bedrooms are adequate double rooms, two overlooking the front, the other the rear with the rear having the benefit of a sea view. The upstairs bathroom comprises a bath with shower over, wash hand basin and heated towel rail. Adjacent is a separate WC with wash hand basin.

The property is in a perfect position for easy access to coastal walks, local schools as well as a doctors surgery and shops.

The property is available for long term let and is available to move into at the end of September, pets are considered.



Tel: 01305 822 222



LOUNGE
17'4" x 10'11" (5.28m x 3.33m)

KITCHEN
9'8" x 8'6" (2.95m x 2.59m)

CONSERVATORY
10'1" x 9'6" (3.07m x 2.90m)

DINING ROOM
16'2" x 7'3" (4.93m x 2.21m)

BEDROOM ONE
10'11" x 9'10" (3.33m x 3.00m)

BEDROOM TWO
14'7" x 7'4" (4.45m x 2.24m)

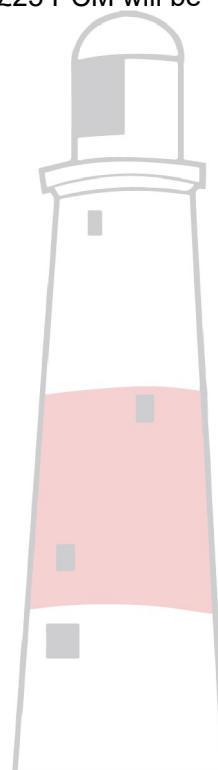
BEDROOM THREE
11'3" x 7'5" (3.43m x 2.26m)

Pet Policy

In the event a tenancy is agreed with the permission for a pet to reside at the address an additional rent charge of £25 PCM will be charged.

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		
	70	82
England & Wales	EU Directive 2002/91/EC	

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	



12 Easton Street, Portland, Dorset DT5 1BT