



18 Kingbarrow Drive

Portland, DT5 2FH



**Asking Price
£315,000 Freehold**

Hull Gregson Hull

Kingbarrow Drive

Portland, DT5 2FH

- Detached House
- Landscaped Garden
- Two Double Bedrooms
- Nearly New Home
- Parking & Carport
- Modern Fitted Kitchen
- Gas Central Heating
- Remainder of 10 Year NHBC Warranty
- Short Stroll to Amenities
- Built By Betterments Properties (Weymouth) Ltd





* 3D VIRTUAL TOUR NOW AVAILABLE *

Tucked away in a peaceful cul-de-sac on Kingbarrow Drive within the sought-after Windmills development, this stunning two double bedroom modern home offers immaculately presented accommodation filled with natural light. Boasting a stylish, landscaped rear garden, a private carport, and contemporary interiors, this property perfectly balances comfort and convenience in a tranquil setting.

Upon entering, you're greeted by a sense of space and light that permeates the entirety of this home.



The neutral-toned kitchen, adorned with sleek countertops and some integral appliances, serves as the heart of the home.

The two bedrooms within this home are thoughtfully designed spaces, offering ample space, natural light, and storage. The contemporary bathroom with panel enclosed bath and shower over boasts modern fixtures and a pristine finish, ensuring both style and functionality.

Step into the landscaped rear garden, a sanctuary of tranquillity. Designed with care, this outdoor space provides a private retreat to unwind, entertain, or indulge in outdoor activities. Its thoughtful layout combines lush greenery, well-manicured lawn and a charming patio area. Outside, the property boasts the convenience of a dedicated parking space and a convenient carport, ensuring both protection and ease of access for your vehicles.

With only a few years since its construction, this house radiates the freshness and crispness of newness while also showcasing the durability and quality of its construction. Its well-maintained condition speaks volumes about the care it has received, promising a hassle-free lifestyle for its fortunate

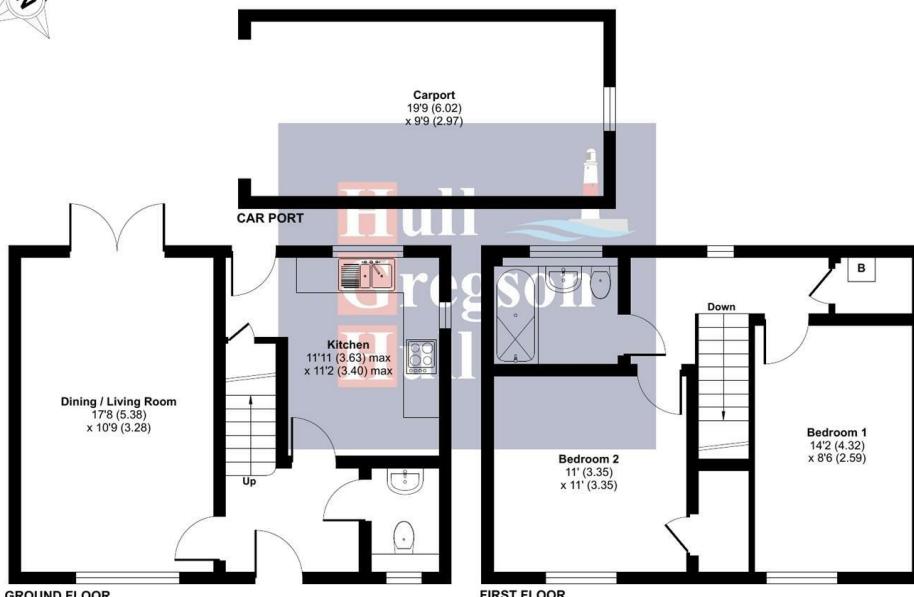




Kingbarrow Drive, Portland, DT5

Approximate Area = 832 sq ft / 77.2 sq m (excludes carport)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023.
Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1057762



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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Living Room

17'8 x 10'9 (5.38m x 3.28m)

Kitchen

11'11 x 11'2 (3.63m x 3.40m)

Bedroom One

14'2 x 8'6 (4.32m x 2.59m)

Bedroom Two

11 x 11 (3.35m x 3.35m)

Service Charge

The owner has advised us that there is a management company to manage the communal areas on site with a service charge of £307.50 per annum.

These details should be checked by your solicitor before any costs are incurred.

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: Detached

Property construction: Blockwork with Stone Façade

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
<https://checker.ofcom.org.uk/>

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(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		

Environmental Impact (CO₂) 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		