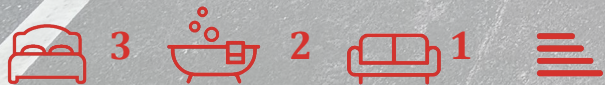




Kingbarrow Drive

Portland, DT5 2FH



£525,000 Freehold



Kingbarrow Drive

Portland, DT5 2FH

- Three Bedroom Detached Chalet Bungalow
- Garage + Driveway
- 10 Year NHBC
- Air Source Heat Pump
- Solar Panels
- Under Floor Heating to Ground Floor
- Utility Room
- Built by Betterment Properties Ltd
- Close to Church Ope Cove
- French Doors onto Garden





A brand new, ECO FRIENDLY, THREE DOUBLE bedroom detached BUNGALOW with GARAGE, DRIVEWAY, SOLAR PANELS and BEAUTIFUL COASTAL & COUNTRY VIEWS, 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.



Plot 117 is a detached CHALET bungalow and comprises three double bedrooms, a modern kitchen, utility area, downstairs WC, modern bathroom, ensuite to primary bedroom & 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.

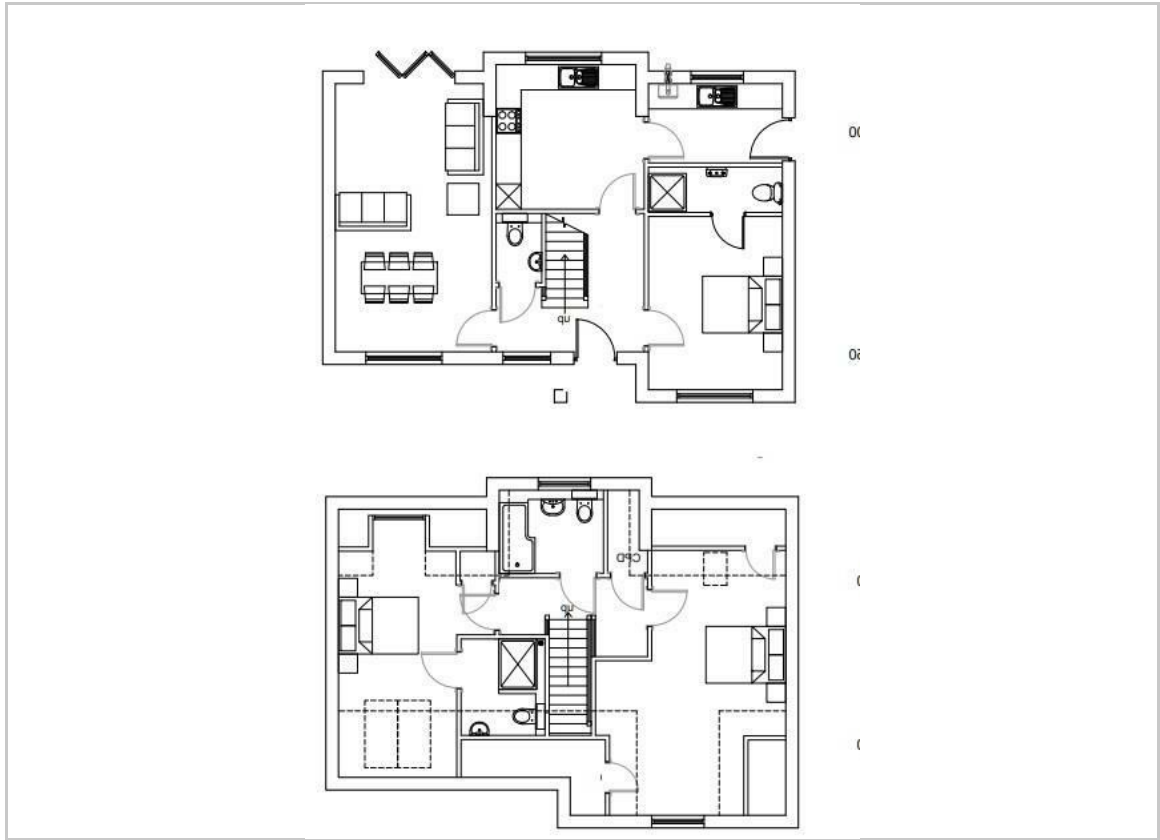
All properties are built to a high standard with fitted kitchens supplied & fitted by Kitchen Craft, Weymouth, modern white bathrooms suites with a contemporary grey tiling, LVT flooring to the ground floor supplied by Top Mark Carpets, Weymouth and there is a high level of insulation.

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 117 is Summer 2024. 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.





Living Room
13'5" x 12'1" (4.1 x 3.7)

Kitchen
10'9" x 10'5" (3.3 x 3.2)

Utility Room
10'5" x 6'10" (3.2 x 2.1)

Bedroom One
12'9" x 10'5" (3.9 x 3.2)

Bedroom Two
17'8" max x 10'5" (5.4 max x 3.2)

Bedroom Three
20'8" x 13'9" max (6.3 x 4.2 max)

Planning Condition

No groundworks shall take place at a depth more than 0.60 metres below the ground level of all buildings, all private gardens, all privately owned external areas and all other areas of soft landscaping and shall not compromise the underlying high visibility membrane. For the avoidance of doubt this restriction shall apply to any works permitted pursuant to Article 3 of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 as amended by any Order which replaces the same, but not to works (including approved landscaping) at or below ground level expressly authorised as part of the development hereby permitted

Other Information

Utility Supplies, Mains gas, electricity, water and drainage connected, Water supply is metered
Phone and Broadband signal strength and coverage, Mobile phone signals are strong, Internet and broadband not yet connected so not yet assessed
Flood Risk, Very Low Risk Low of flooding from rivers or sea. medium risk from surface water
Covenants, A list of the Windmills Covenants is available on request
Council Tax, To be assessed by Dorset Council

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 & 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	

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	