

**Mallams**

Portland, DT5 1NJ



**Offers In Excess Of  
£270,000 Freehold**



# Mallams

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- Mid Terrace Period Family Home
- Stunning Direct Sea Views
- Beautifully Landscaped Garden
- Boasting Accommodation Over Three Floors
- Portland Stone Fire Place With Wood Burner
- Open Plan Lounge/Diner
- Three Bedrooms Plus Walk-in Wardrobe
- Ground Floor Bathroom & First Floor Shower Room
- Requiring Modernisation
- Viewings Strongly Advised





A mid terrace PERIOD FAMILY HOME, boasting a truly STUNNING LANDSCAPED REAR GARDEN where the DIRECT BREATH TAKING SEA VIEWS CAN BE ENJOYED. This versatile family home benefits from ACCOMMODATION ARRANGED OVER THREE FLOORS, comprising THREE BEDROOMS, open plan LOUNGE/DINER, fitted kitchen and a FAMILY BATHROOM & SHOWER ROOM.



Entering the property you are greeted by the entrance lobby where internal door leads into the light and airy open lounge/diner. The lounge/diner is a striking space, offering ample accommodation to house a selection of lounge and dining furniture. This spacious room further has the benefit of a Portland Stone fireplace, with a wood burner. Leading on from the lounge/diner access is gained to the fitted kitchen. The kitchen comprises a selection of colour matching eye and base level storage cupboards and space for a selection of domestic appliances. To complete the ground floor accommodation is the family bathroom, offering a bath with shower over, wash hand basin and WC.

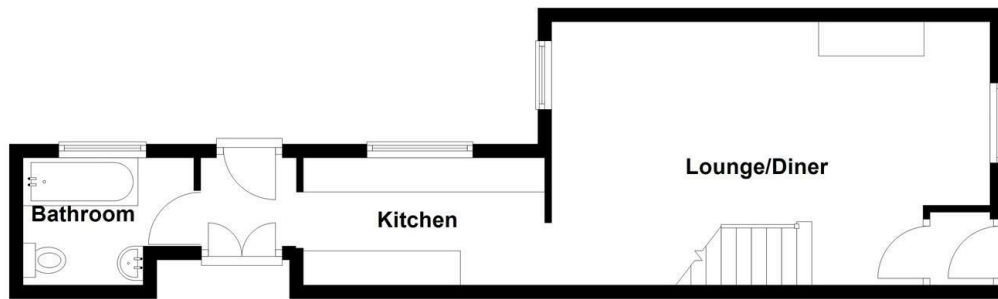
Stairs rise to the first floor where bedroom one, the walk-in wardrobe and additional shower room are located. Bedroom one is a generous sized front aspect double bedroom, offering two built-in wardrobes. The walk-in leads through to additional shower room, comprising shower, wash hand basin and WC.



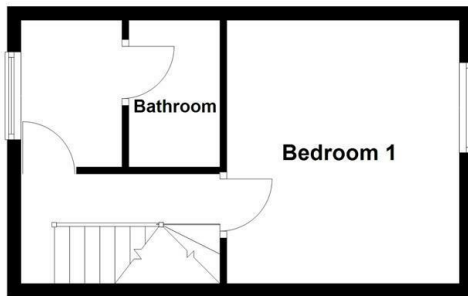
Stairs rise again to the accommodation located on the second floor. Bedrooms two and three are located here, with bedroom two being a front aspect double and bedroom three a rear aspect guest room.

The garden is a simply stunning space, boasting a wide selection of mature shrubs, plants and bushes along with a lawn, shingle and hard standing space. This garden is perfect for a evening glass of wine, summer BBQ and al fresco dining with friends and family. To complete this peaceful space, you will enjoy direct breath taking sea views and stunning sun sets.

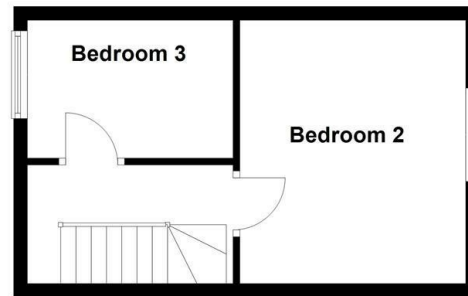
## Ground Floor



## First Floor



## Second Floor



**Lounge/Diner**  
12'7" x 21'0" (3.85 x 6.41)

**Kitchen**  
6'3" x 11'6" (1.91 x 3.53)

**Downstairs Bathroom**  
6'1" x 8'2" (1.86 x 2.51)

**Bedroom One**  
11'1" x 10'10" (3.39 x 3.31)

**Walk-in Wardrobe**  
7'0" x 5'0" (2.15 x 1.54)

**First Floor Shower Room**  
4'11" x 4'6" (1.51 x 1.38)

**Bedroom Two**  
12'11" x 10'9" (3.94 x 3.30)

**Bedroom Three**  
8'5" x 9'4" (2.58 x 2.87)

## 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.

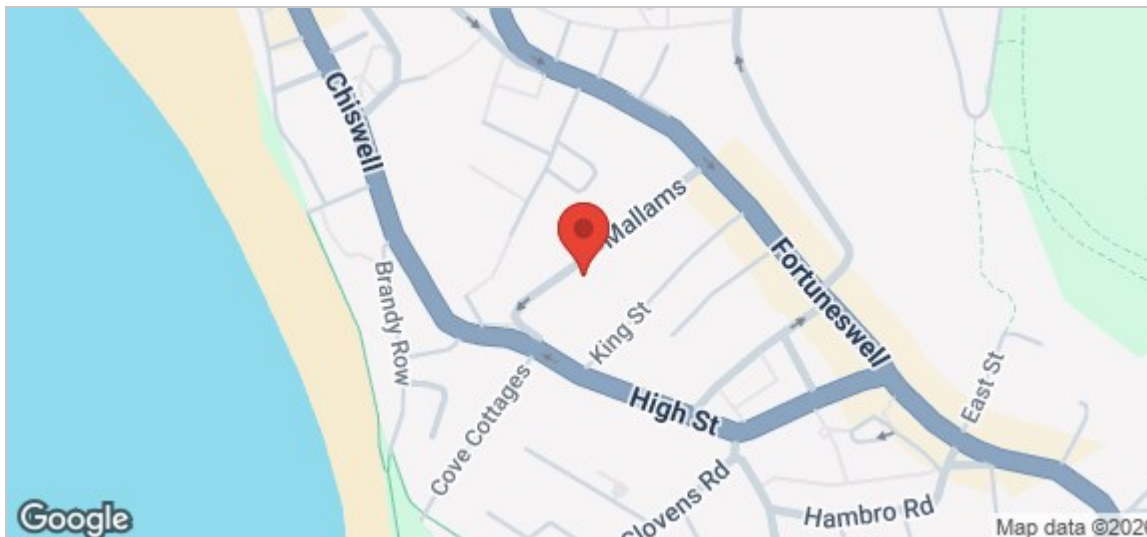
Property type: Mid Terrace  
Property construction: Standard  
Tenure: Freehold  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://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) <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 |                         |
| England & Wales                             | 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 |                         |
| England & Wales                                                 | EU Directive 2002/91/EC |