



Instinct Guides You



Court Barton, Portland Asking Price £230,000

- GARAGE With Garden Access
- No Onward Chain
- Open Plan Lounge/Dining Room
- Family Bathroom and Ground Floor Wetroom
- Close To Beautiful Coastal Walks
- Low Maintenance Rear Garden



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With GARAGE Offered with no onward chain, this three-bedroom family home with excellent versatility, benefitting from a ground-floor wet room, an open-plan lounge/dining room and a low-maintenance garden. Ideally positioned close to local shops and beautiful coastal walks, it presents a superb opportunity for a range of buyers.

A bright entrance hallway welcomes, an internal door leads into the spacious open-plan lounge/diner. This generous room enjoys a large front-aspect window that fills the space with natural light, flowing seamlessly into the dining area and through to the kitchen.

The modern fitted kitchen offers a range of cabinetry and space for integral appliances. A unique advantage of this home is the ground-floor wet room, providing superb flexibility and featuring a contemporary shower and associated facilities.

Stairs rise to the first floor where all three bedrooms and the modern fitted shower room are located. Bedroom one is a sizeable front-aspect double with ample space for furnishings. Bedroom two is another comfortable double, complete with fitted wardrobes and rear-aspect views. Bedroom three is ideal as a guest room, nursery or home office. The family bathroom completes the first floor, comprising a bath with shower over, hand basin and W.C.

Outside, the low-maintenance garden offers direct access to the garage behind. A generous patio opens onto a shingle and seating area, creating an ideal space for relaxing or entertaining.



Room Dimensions

Lounge/Dining Room 23'7" max x 10'4" max (7.21 max x 3.16 max)

Kitchen 14'6" max x 7'4" (4.44 max x 2.26)

Wetroom 8'3" x 6'9" (2.53 x 2.06)

Bedroom One 13'5" x 9'6" (4.10 x 2.91)

Bedroom Two 9'6" x 8'11" (2.91 x 2.73)

Bedroom Three 7'4" x 6'9" (2.24 x 2.08)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(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	

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