



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



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



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		
(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	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.