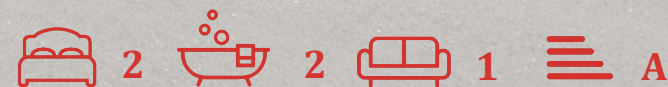




33 Kingbarrow Drive
Portland, DT5 2LT

£430,000 Freehold



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Portland, DT5 2LT

A well presented highly efficient two bedroom detached bungalow located close to local amenities off Easton Square including Tesco supermarket a short walk away, there is also easy walking access to the coastal paths of Portland including down to Church Ope Cove and the historic Portland landscape. Offering spacious well proportioned accommodation with an ample lounge with French doors onto the patio and rear garden The kitchen is fitted with a contemporary kitchen units with Mistral stone effect acrylic worktops, appliances including built in double oven, induction hob, fridge freezer and dishwasher there is also access to a utility room off the kitchen. There are two double bedrooms two with en suite shower rooms plus a family bathroom. Alongside is a single garage and driveway parking. There is a garden to the front and an enclosed garden to the rear which with porcelain paved patio and the remainder to lawn.

Other Features include
Heating Via Efficient Air Source Heat Pumps, underfloor heating
Photo Voltaic roof panels 1.5 - 1.8 KW and Battery storage of approx 5 KW
Band A PEA rating of 93
Garage with remote operation electric door and driveway parking

Entrance Hall
Cupboard housing water cylinder

Lounge
15'10" x 14'6" (4.84 x 4.43)
French Doors on to large patio and rear garden

Kitchen
11'1" x 9'10" (3.40 x 3.00)
Contemporary range kitchen units comprising Mistral Polaris acrylic stone effect worktops with range of drawers and cupboards below Appliances include Hotpoint double oven, touch control induction hob, integrated fridge freezer and dish washer Wall mounted cupboards

Utility Room
11'1" x 4'11" (3.40 x 1.52)
Matching units to the kitchen, sink unit with cupboard below, plumbing for washing machine, space for tumble drier, built in cupboard, side door to driveway

Bedroom 1
14'6" x 12'4" max (4.43 x 3.78 max)

En Suite Shower Room
8'11" x 4'2" (2.73 x 1.28)
Fitted with white bathroom suite comprising tiled shower, wash hand basin with cabinet below and wc with concealed cistern and complimentary tiling, electric towel radiator

Bedroom 2
11'5" x 10'4" (3.50 x 3.17)

Bathroom
7'10" x 7'5" (2.40 x 2.28)
Fitted with contemporary white bathroom suite comprising panel bath with shower and screen, wash hand basin with cabinet below and wc with concealed cistern, complimentary tiling and electric towel radiator

Garage & Parking
20'1" x 11'0" (6.13 x 3.37)
Single Garage to the side with Agate colour roller shutter door and electric remote operation, power and light, plus driveway parking in front





Gardens

Small garden to the front laid to planted borders, enclosed and private rear garden attractively laid out partially laid to a large porcelain paved patio with the remainder to lawn and well stocked borders, outside water tap, power points, external lighting and feather edged fencing

Central Heating, Photo Voltaic Panels and Battery

The properties are all highly insulated, heating is supplied by a Samsung air source pump powering under floor heating

Photo Voltaic panel are on the roof producing 1.5 - 1.8 KW plus there is approx. 5 KW of battery storage

Service Charge

There is a management Company to maintain the communal areas of the site with a service charge of £307.50 per plot per annum

Construction

Traditionally built with cavity walls with rendered elevations in a chalky white colour under a pitched roof

Other Information

Council Tax, Band C with Dorset Council

Utility Supplies, Mains, electricity, water and drainage connected, Water supply is metered, Gas is not connected Covenants, A list of the Windmills Covenants is available on request

Phone and Broadband signal strength and coverage awaiting assessment

Flood Risk, awaiting assessment

Planning Condition

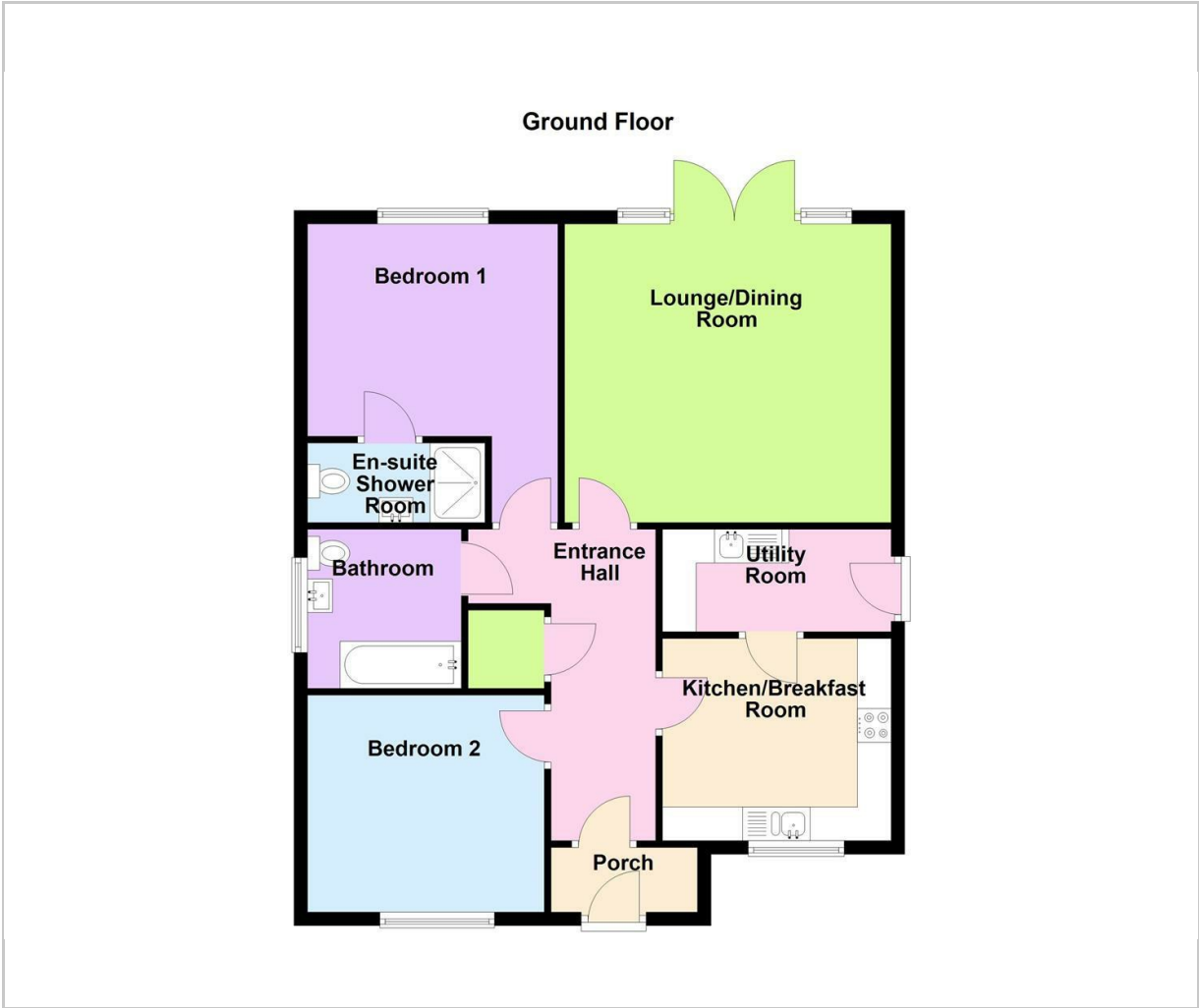
No groundworks shall take place at a depth more than 0.60 metres below the ground level of all buildings, all private gardens, all privately owned external areas and all other areas of soft landscaping and shall not compromise the underlying high visibility membrane. For the avoidance of doubt this restriction 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

Legal 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.



Floor Plan



Viewing

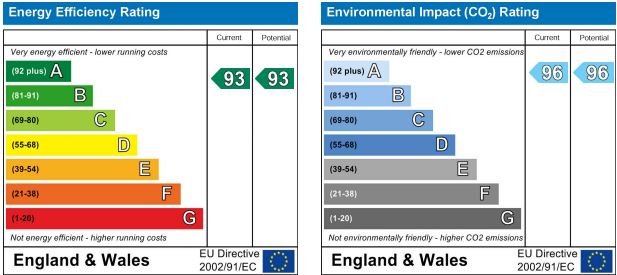
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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