



FEATURES

Semi-Detached Family Home

Three Bedrooms

Modern Fitted Kitchen

Two Bathrooms (Inc En-Suite Shower Room)

Spacious Lounge & Conservatory

Garage & Off-Street Parking

Nestled in The Heart Of Easton



SUMMARY

A beautifully presented three bedroom semi-detached family home, nestled in the heart of the village of Easton, with easy access to all of its amenities. This charming property is part of a small development where homes rarely become available, making it an exciting opportunity for any family looking for a place to call home.





ACCOMMODATION

As you step inside, you'll be greeted by a welcoming entrance hall, complete with a convenient cloakroom. The ground floor also features a modern fitted kitchen that comes equipped with integrated appliances, including an eye level double oven, gas hob and microwave oven.

Adjacent to the kitchen, you'll find a spacious lounge, perfect for relaxing with your family or entertaining guests. The lounge offers plenty of room for comfortable seating arrangements, allowing you to unwind after a long day. And if you're someone who loves to bring the outdoors in, you're in luck; the ground floor boasts a delightful conservatory, ideal for dining or simply relaxing!

First Floor

Moving up to the first floor, you'll discover three bedrooms. The principal bedroom benefits from an en-suite shower room. The second bedroom has a built-in wardrobe, whilst the third bedroom is custom fitted with built-in wardrobes and a corner desk unit, so ideal for use as a study. Additionally, there's a well-appointed bathroom with fitted bath, wash hand basin and WC.

Outside

Outside, you'll find pretty, low maintenance gardens both at the front and rear of the property. There's also a generous garage and off-street parking in front of the garage.

Location

This charming family house is ideally situated, close to all of Easton's amenities. You'll have easy access to local shops, supermarkets, health centre and other conveniences, ensuring that everything you need is within reach. The small development itself offers a sense of community and a peaceful atmosphere, making it a truly wonderful place to live.

Lounge 17' 0" x 11' 4" (5.18m x 3.45m)

Conservatory 9' 1" x 9' 0" (2.77m x 2.74m)

Kitchen 9' 5" x 9' 2" (2.87m x 2.79m)

Cloakroom 5' 1" x 4' 0" (1.55m x 1.22m)

Bedroom 1 11' 3" max x 9' 10" (3.43m x 2.99m)

En-Suite Shower Room 6' 8" x 3' 9" (2.03m x 1.14m)

Bedroom 2 9' 6" x 6' 8" (2.89m x 2.03m)

Bedroom 3 7' 2" x 6' 9" (2.18m x 2.06m)

Bathroom 6' 8" x 6' 4" (2.03m x 1.93m)

Garage 18' 3" x 9' 4" (5.56m x 2.84m)

Council Tax Band

The Valuation Office Agency published assessment is band 'C'



The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. www.therealestatebureau.co.uk

Notes:



FLOORPLAN



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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3 Easton Street, Portland, DT5 1BS
 Phone: 01305 826 999, Email: portland@therealestatebureau.co.uk

www.therealestatebureau.co.uk

