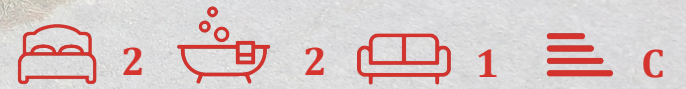


Hull
Gregson
Hull



16 Pennsylvania Way
Portland, DT5 1FJ

£277,500 Freehold



16 Pennsylvania Way

Portland, DT5 1FJ

A rare opportunity to purchase a beautifully presented energy efficient home, overlooking the historic Pennsylvania Castle's manicured grounds. The property is less than ten minutes' walk from the popular village of Easton with cafes, shops, pubs and an excellent bus service to Weymouth. Only minutes from your front door, is the popular picturesque Church Ope Cove and many outdoor pursuits, such as rock-climbing, bird watching, hiking and horse-riding. Portland Harbour is a world class water sports location and was the venue for the 2012 Olympic Sailing, now frequented by both amateur and Olympic class windsurfers and kite-surfers. On the famous 501 open-top Jurassic Coast summer bus route, there is easy access to Portland Bill Lighthouse, Portland Sailing Academy and Weymouth's award winning beach and picturesque Harbour Area making this a perfect home or holiday home. The property was built in 2012 and offers two double bedrooms with an en suite shower room off bedroom 2 on the ground floor where there is also a contemporary kitchen diner with built in appliances, on the first floor is the lounge plus bedroom 1 and the bathroom. Built to highly energy efficient standards with double glazed windows, heating from a communal bio mass boiler

Entrance Hall

Built in cupboard housing equipment for the heating system

Kitchen Diner

16'3" x 10'5" (4.97 x 3.18)

Fitted with contemporary range of kitchen units comprising sink unit set into work tops with range of drawers and cupboards below, built in appliances include electric induction hob and double oven, integrated dish washer, washing machine and fridge freezer, range of wall mounted cupboards

Bedroom 2

13'2" x 10'2" (4.01m x 3.10m)

En Suite Shower Room

Fitted with three piece suite comprising tiled shower wash hand basin and wc, full height wall tiling, towel radiator

Landing

Lounge

18'7" x 11'6" (5.68 x 3.52)

Overlooking the grounds Pennsylvania Castle with sea glimpses

Bedroom 1

12'4" x 9'10" (3.77 x 3.00)

Built In sliding mirrored door Wardrobes

Bathroom

7'6" x 5'9" (2.29 x 1.76)

Fitted with white three piece suite comprising panel bath with shower and screen, part tiled walls, tiled Floor, towel radiator

Outside

Small walled garden to the front laid to gravel, to the rear is an enclosed paved courtyard style garden. With access to a parking at the rear





Parking

One allocated parking space to the rear i

Management Company

Service Charge £300 + vat per annum to maintain communal areas, there is also a £20 per month standing charge for maintenance of the communal Biomass Boiler powering the central heating and hot water

Council Tax

Band C with Dorset Council

Construction

The property is constructed with a timber framed method with rendered elevations under a slate effect pitched roof

Flood Risk

Very Low risk of flooding from sea rivers or surface water

Phone and Broadband signal strength and coverage

O2, 3 & EE are average signals Vodafone is poor TV, Sky & BT are available Virgin in not available

Broadband estimated standard 9 mbps superfast 39 mbps ultrafast not available

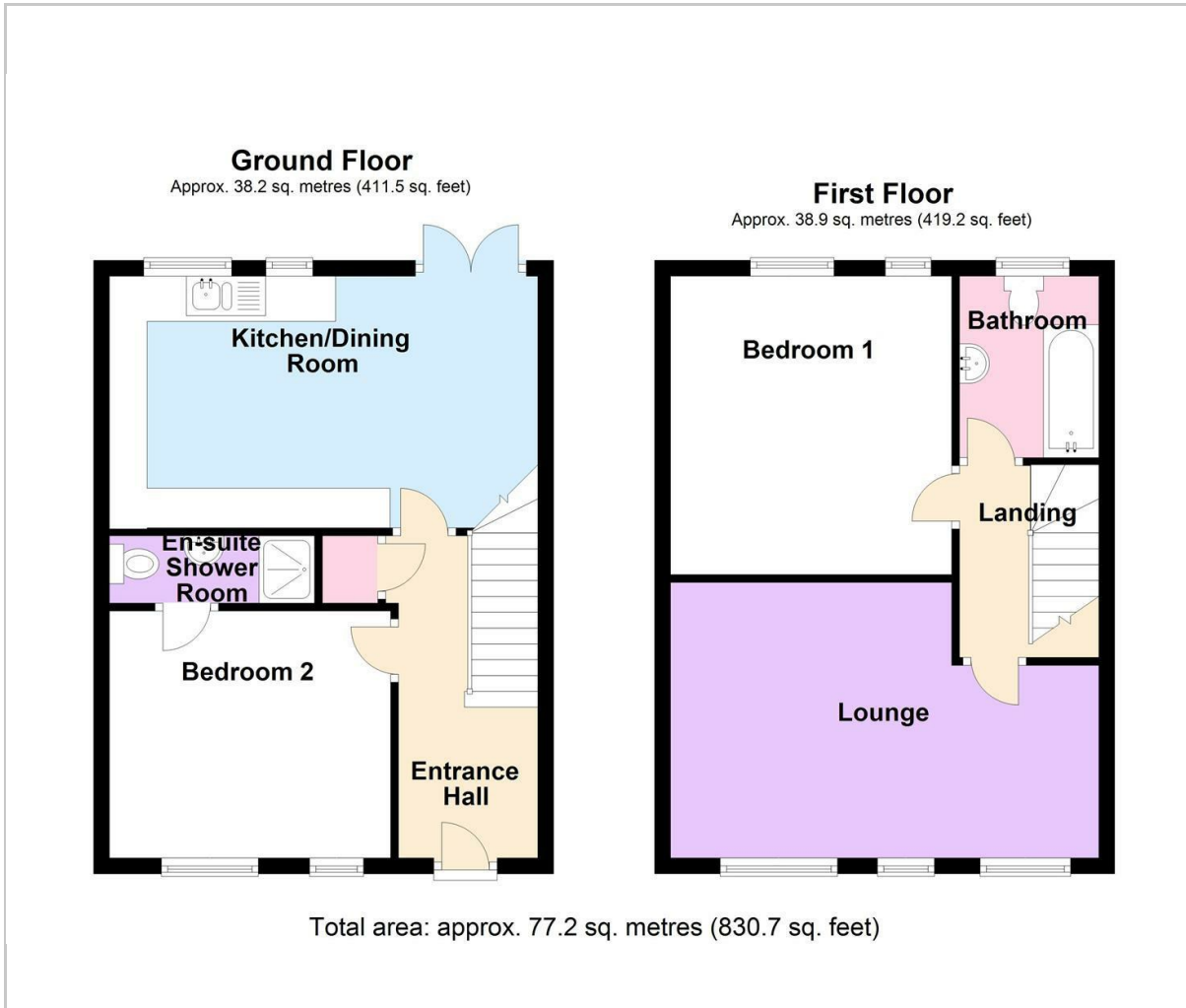
Utility Supplies

Mains water, drainage, and electricity are connected. No Gas supplied water supply is metered

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



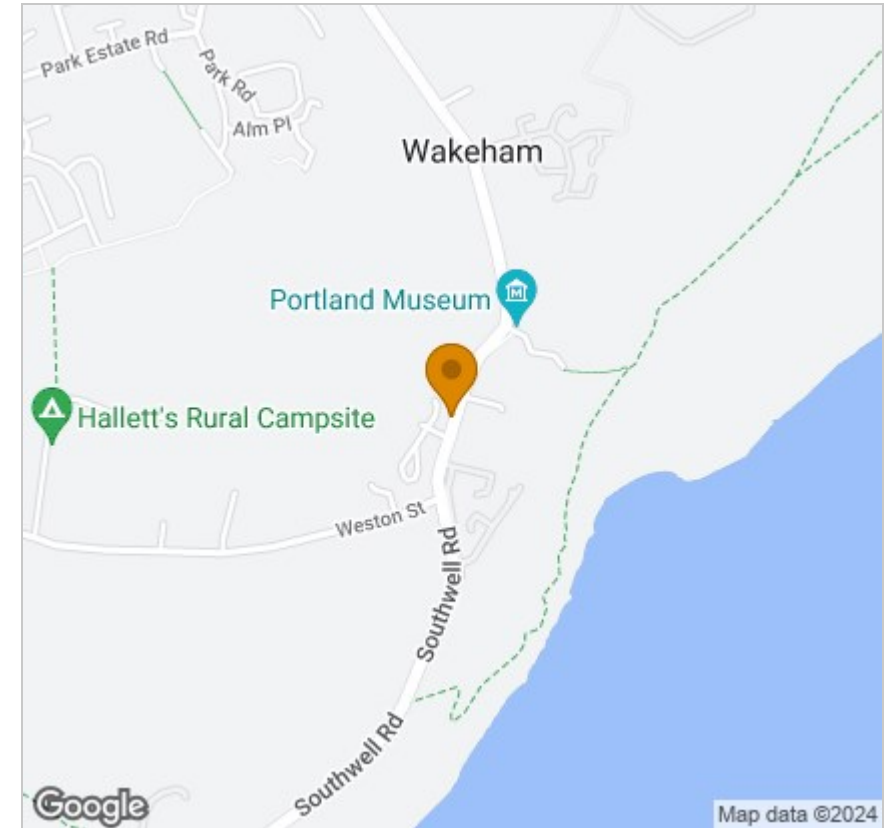
Viewing

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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35 St Thomas Street, Weymouth, DT4 8EJ
Tel: 01305 776 666 Email: property@hgh.co.uk www.hgh.co.uk

Area Map



Energy Efficiency Graph

