







16 Pennsylvania Way
Portland, DT5 1FJ

£277,500 Freehold

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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 (with its frequent, regular rail links to London). The property is on the famous open-top Jurassic Coast summer bus route which visits Portland Bill Lighthouse, Portland Sailing Academy and Portland Harbour (a world class water sports location and the venue for the 2012 Olympic Sailing, now frequented by both amateur and Olympic class windsurfers and kite-surfers) as well as Weymouth's award winning beach and picturesque Harbour Area. Only a short stroll away is the popular picturesque Church Ope Cove and many outdoor pursuits, such as rock-climbing, bird watching, hiking and horse-riding. With some of the most spectacular coastal views and walks in England, only a few steps from your front door, this property makes an ideal main or holiday home.

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

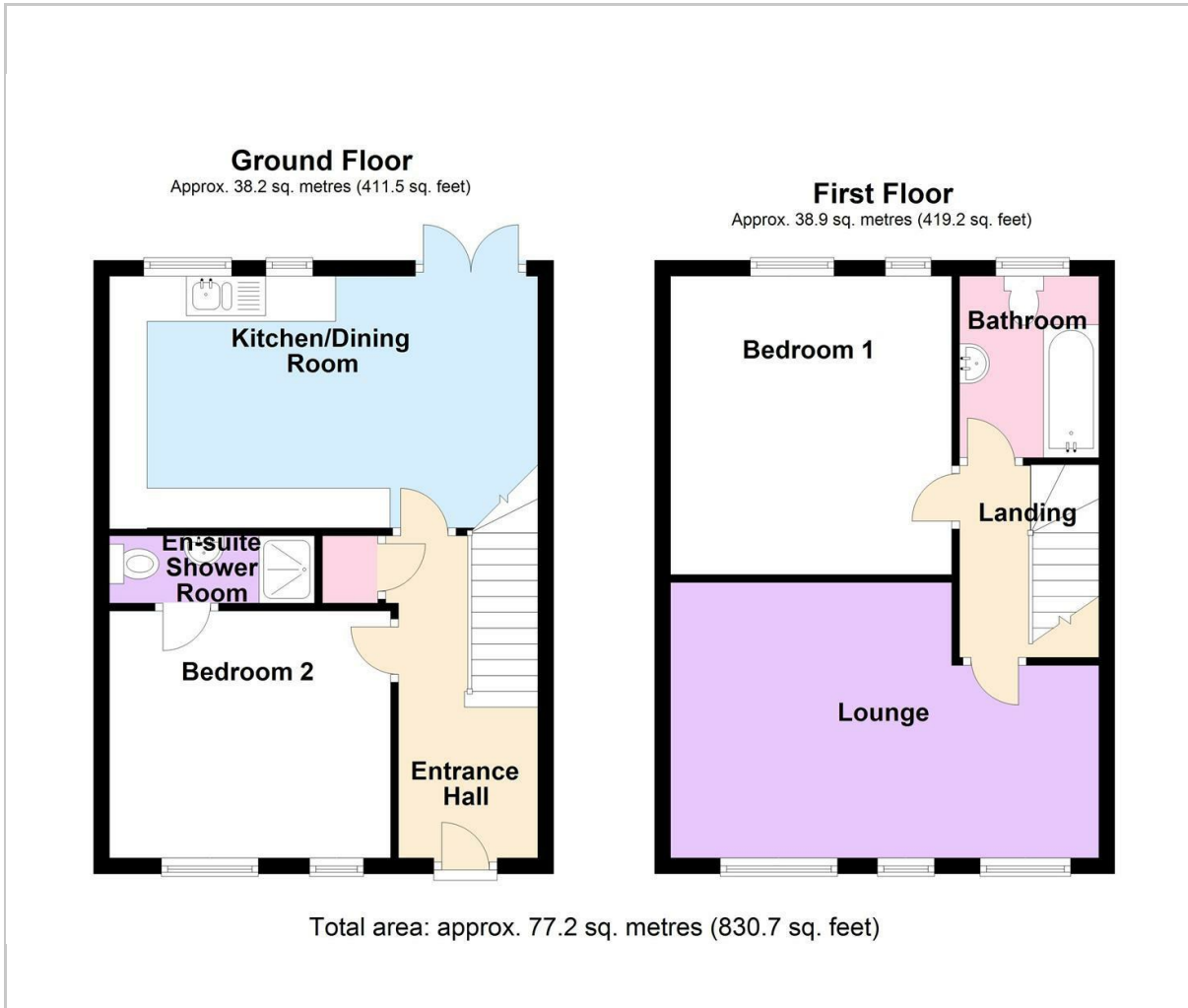
Utility Supplies

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



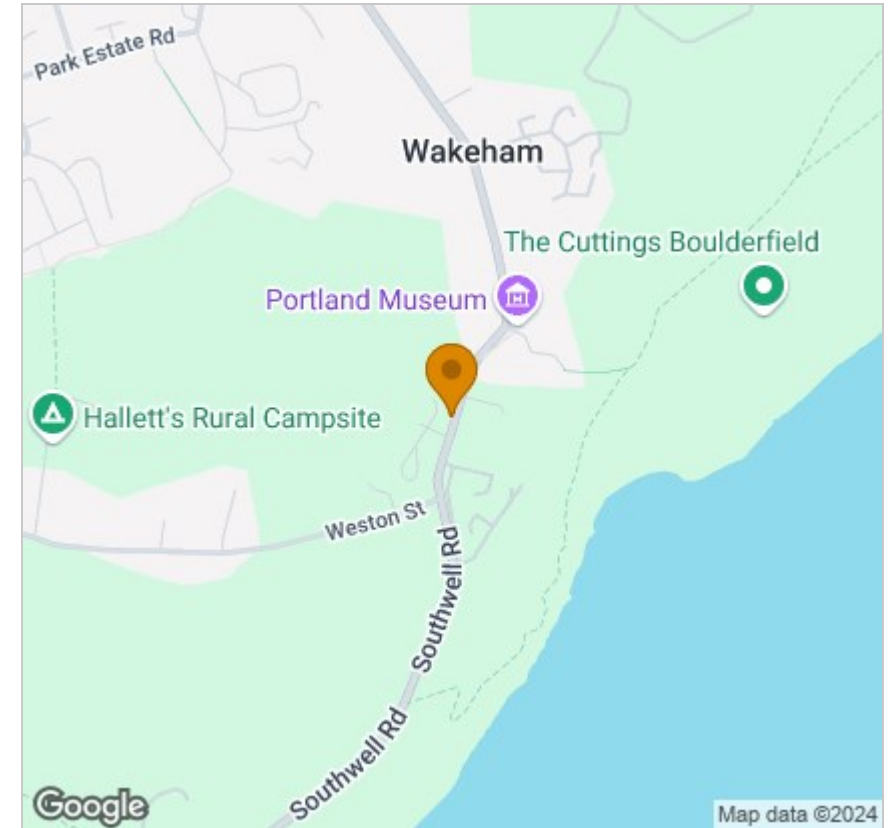
Viewing

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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Area Map



Energy Efficiency Graph

