



42 Bumpers Lane  
Portland, DT5 1FZ

**£420,000 Freehold**



## 42 Bumpers Lane Portland, DT5 1FZ

A lovely spacious family home located at Bumpers Lane off Wakeham and close to Church Ope Cove and the coastal paths around the historic Isle Of Portland. Internally the property contemporary accommodation with many features including two en suite shower room plus a main bathroom, large south facing balcony Velux Windows to the master bedroom offering Sea Views, a spacious lounge with French Doors onto a south facing patio, a contemporary kitchen dining room, gas central heating, upvc double glazed windows, a ground floor WC, there is also parking for three cars and access to a landscaped south facing garden to the rear. Close by there is access to excellent local amenities off Easton Square.

### Entrance Hall

Door to under stairs storage cupboard

### Cloakroom

Fitted with White Suite comprising WC with concealed Cistern and wash hand basin

### Lounge

18'4" x 17'3" (5.60 x 5.27)

French Doors opening on to patio and south facing garden

### Kitchen Dining Room

17'6" x 10'0" (5.35 x 3.05)

Kitchen area offering sink unit set into worktop with drawers and cupboards below five ring gas hob and eye level electric double oven integrated dishwasher and space for fridge freezer and washing machine, wall mounted cupboards breakfast bar and ample space for table in the dining area

### Landing

#### Bedroom 2

14'10" x 9'8" (4.53 x 2.95)

#### En Suite Shower Room

8'3" x 4'3" (2.54 x 1.30)

Contemporary white suite offering a tiled shower, wash hand basin set into cabinet and WC with concealed cistern, towel radiator

#### Bedroom 3

13'9" x 9'8" (4.20 x 2.95)

#### Bedroom 4

8'6" x 8'3" (2.61 x 2.54)

### Bathroom

Contemporary white suite offering a panel bath with shower and screen, wash hand basin set into cabinet and WC with concealed cistern, towel radiator

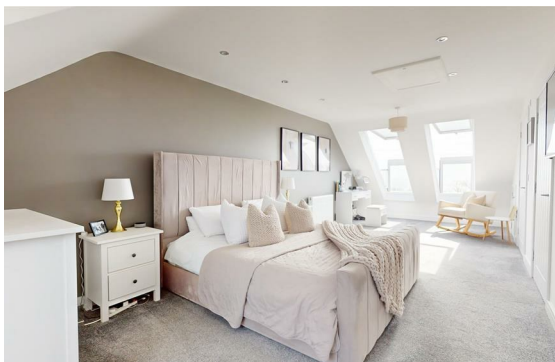
### Landing

Airing cupboard housing gas boiler and water cylinder

#### Master Bedroom

25'7" x 10'7" (7.82 x 3.25)

Two large south facing Velux Balcony windows offering Sea Views to the rear, access to eaves storage





### **En Suite Shower Room**

7'4" x 5'10" (2.25 x 1.78)

Contemporary white suite offering a tiled shower, wash hand basin set into cabinet and WC with concealed cistern, towel radiator

### **Walk In Wardrobe**

7'4" x 5'2" (2.24 x 1.60)

### **Outside**

There is a South Facing garden to the rear that has been attractively landscaped to offer a low maintenance garden with a contemporary layout offering a mixture of patio and decked areas with raised borders and a small lawned area, there is a side pedestrian access with a shed with hot and cold water, electricity and light connected.

### **Parking**

There is space for up to 3 cars to park on the front

### **Council Tax**

Band D council tax with Dorset Council

### **Service Charge**

There is a site service charge of £275 per annum

### **Construction**

A traditionally built house with natural Portland stone cavity walls under a slate roof

### **Utility Supplies**

Electricity gas water and drainage connected, water supply is on a water meter

### **Flood Risk**

Rivers & sea water very low, surface water low risk

### **Phone and Broadband signal strength and coverage**

Mobile phone signal strong O2 average signal for Vodafone, EE & 3

Sky & BT tv is available, Virgin tv is not available

Broadband speeds standard 14 mbps Superfast 74 mbps, ultra fast 1000 mbps

### **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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



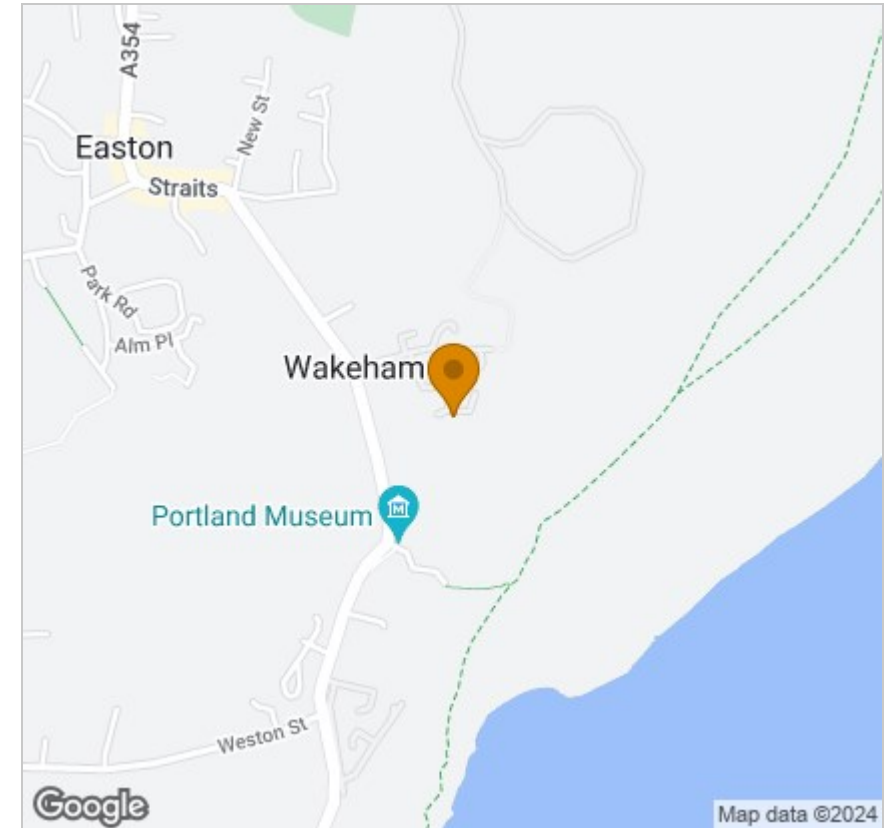
## Viewing

**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](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

