



10 Sidon Mews
Portland, DT5 1FG

£500,000 Freehold

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A stunning four bedroom semi detached house located at Sidon Mews part of the Officers Fields development which hosted the Olympic Sailors in 2012. The property offers spacious accommodation over three floors, on the ground floor is an ample sized lounge plus bedrooms 3 & 4 and the family bathroom there is also access to the garage from a spacious hall, on the first floor are two double bedrooms, the main bedroom also has access to a dressing room and an en suite plus to a large roof balcony. On the lower ground floor is a utility room leading to a WC and there is a contemporary Kitchen Dining Dayroom, with a modern kitchen and French door opening on to a west facing rear garden. The property benefits from views from the rear to Chesil Beach, Gas Central heating, double glazed windows an integral single garage and is presented in immaculate order.

Entrance Hall

Door to integral garage, stairs to first floor and lower ground floor

Lounge

16'2" x 15'10" x (4.93 x 4.84 x)
Views To Chesil Beach

Bedroom 3

11'10" x 10'1" (3.63 x 3.08)
Views To Chesil Beach, Door to balcony

Balcony

15'10" x 6'4" (4.85 x 1.95)

Bedroom 4 / Study

14'2" x 8'2" (4.34 x 2.49)

Bathroom

Fitted with white modern suite comprising panel bath with shower and screen , wash hand basin & wc, tiled floor and part tiled walls

Lower Ground Floor Landing

Built in cupboard under the stairs

Kitchen Dining Dayroom

25'11" x 15'5" (7.90 x 4.72)

Fitted with contemporary range of kitchen units comprising Recycled glass worktops with inset sink unit and range of drawers and cupboards below, electric hob, eye level double oven, integrated dishwasher, wall mounted cupboards tiled floor, part tiled walls, ample space for table, French Door onto west facing rear garden Feature corner eco burner

Utility Room

8'5" x 5'8" (2.57 x 1.75)

Fitted with sink unit with cupboards below, space for washing machine and tumble drier, wall mounted cupboard

WC

fitted with WC and wash hand basin, tiled floor and part tiled walls

First Floor Landing

Bedroom 1

15'4" x 10'9" (4.68 x 3.29)

Views To Chesil Beach, built in bedroom furniture

Dressing Room

8'0" x 5'6", (2.46 x 1.70,)

Built in sliding door wardrobe

En Suite Shower Room

Fitted with three piece suite comprising tiled shower wash hand basin and WC tiled floor and fully tiled walls

Roof Balcony

34'9" x 9'4" (10.60 x 2.87)

Views To Chesil Beach





Bedroom 2

15'7" x 12'9" (4.76 x 3.90)

Views to Portland Cliffs, built in sliding door wardrobes

Garage

18'3" x 10'3" (5.58 x 3.14)

Up & Over insulated garage door

Outside

Front laid to paving with inset borders, parking space in front of the garage, rear garden is a low maintenance garden laid to Astro turf with borders to the sides and a walled and fenced surround

Service Charge

The communal areas of officers Fields are managed by RMG current service charge is £300 including Reserve Fund contributions

Council Tax

Band E with Dorset Council

Construction

Timber framed construction with part stone and part rendered elevations under a pitched roof. The render is due to be placed under the insurance of the original builder

Flood Risk

Rivers & Sea no risk, Surface water low risk

Phone and Broadband signal strength and coverage

Vodafone & O2 are strong signals, 3 & EE are average signals

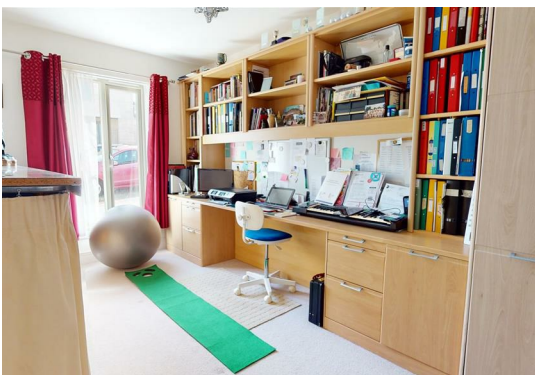
TV, Sky & BT are available Virgin in not available
Broadband estimated standard 15 mbps superfast 75 mbps ultrafast not available

Utility Supplies

Mains gas electricity water and drainage are connected & there is a water meter

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

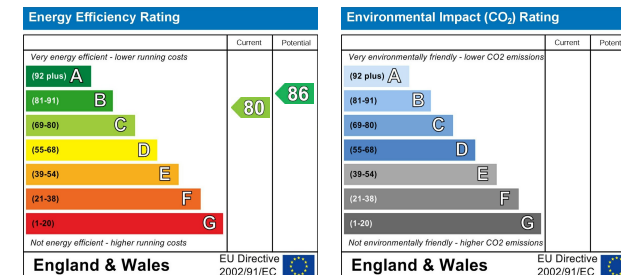
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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