



36 East Weare Road  
Portland, DT5 1EU

**Asking Price £165,000 Freehold**



## 36 East Weare Road Portland, DT5 1EU

CASH BUYERS ONLY!! A very well presented two bedroom end of terrace house, located in this popular elevated position at Fortuneswell. The property has stunning views across Portland Harbour, The Fleet, Chesil Beach and out to sea. The property is non conventional construction and has gas central heating, UPVC double glazed windows, a fitted kitchen and shower room, a front and a generous size rear garden, and no forward chain.

### ENTRANCE PORCH

Double aspect , laminate flooring and door into:

### ENTRANCE HALL

Panel radiator, laminate flooring and stairs to first floor.

### LIVING ROOM

14'10" x 12'0" (4.54m x 3.68m)

Window to front, attractive gas fire with surround, panel radiator, laminate flooring and door into:

### KITCHEN/DINER

15'1" x 8'11" (4.61m x 2.73m)

Window and door to rear, larder, sink with mixer tap, electric cooker point, space for fridge freezer, plumbing for washing machine and dishwasher, panel radiator and storage cupboards.

### FIRST FLOOR LANDING

Loft hatch, and door to:

### BEDROOM ONE

15'1" x 11'1" (4.61m x 3.38m)

Windows to front with stunning sea and harbour views, panel radiator and built in cupboards.

### BEDROOM TWO

12'9" x 8'8" (3.89m x 2.66m)

Window to rear and panel radiator.

### BATHROOM

Window to rear, walk in shower cubicle, wash hand basin, low level WC, laminate flooring and chrome heated towel rail.





### **OUTSIDE**

To the front there is a paved patio area, a lawn, mature shrubs and hedge. There is side access to the rear garden, which is tiered with lawn areas, a raised patio area, mature shrubs and trees, and two storage shed and extensive sea views.

### **COUNCIL TAX**

Band A

### **OTHER INFORMATION**

Construction  
Non Conventional Construction  
System built with external insulation construction under a tiled roof.

Broadband (estimated speeds)

Standard TBC

Superfast TBC

Ultrafast TBC

Any Flood Risk?

Rivers & Seas No Risk

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.



### **LEGAL DISCLAIMER**

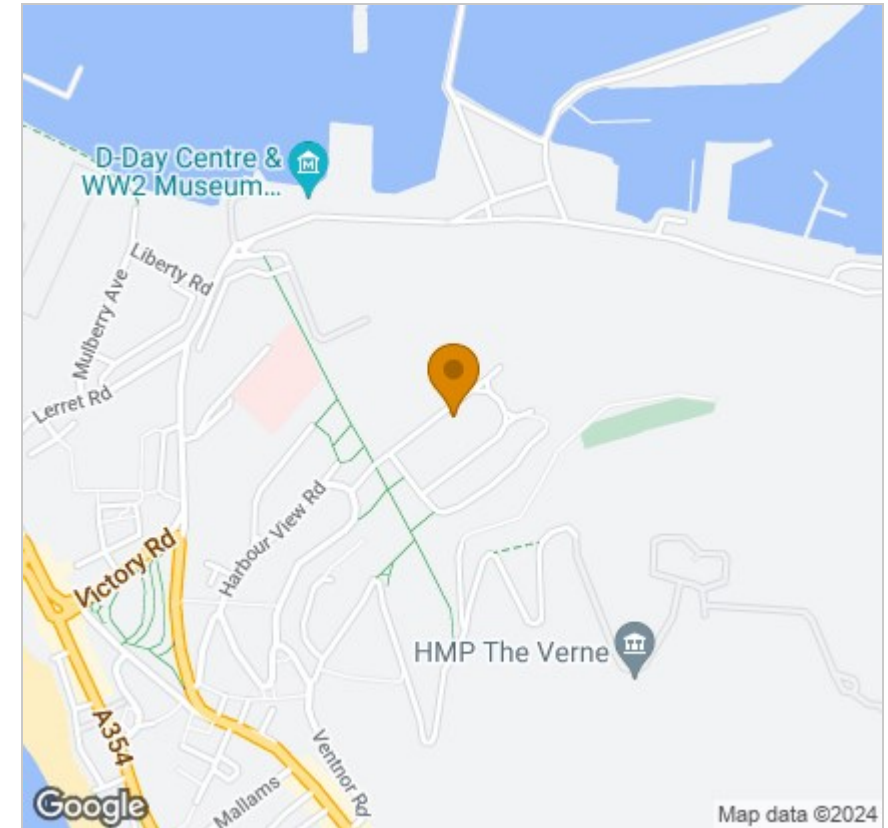
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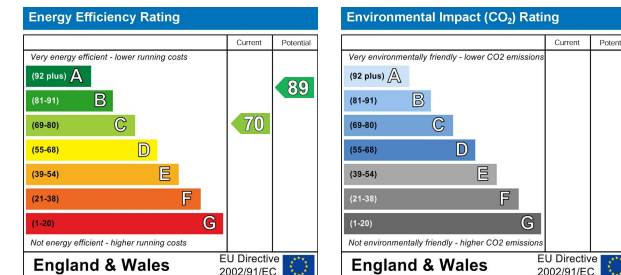
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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