

25 Clements Lane

Portland, DT5 1AS



Offers In Excess Of
£230,000 Freehold



Clements Lane

Portland, DT5 1AS

- Three Double Bedrooms
- Three Storey Character Cottage
- Desirable Location
- Ideal Holiday Home / Let
- Secure Courtyard
- Stones Throw to Chesil Beach
- No Onward Chain





Tucked away, just off of Chiswell is this QUAIN, THREE bedroom CHARACTER cottage with ENCLOSED COURTYARD garden, set just a stones throw from Chesil Beach and all of the amenities and eateries Chiswell has to offer.

Accommodation:



Stepping into the property, you enter into the primary reception room which is currently utilised as a dining area. The entire ground floor is open plan with the kitchen being to the rear and boasting recently installed blue shaker style unit with



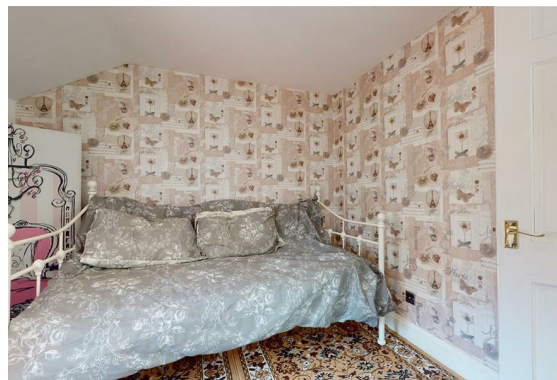
ceramic counter top, Belfast style sink and space for appliances. Stairs to the first floor act as a division between the two spaces.

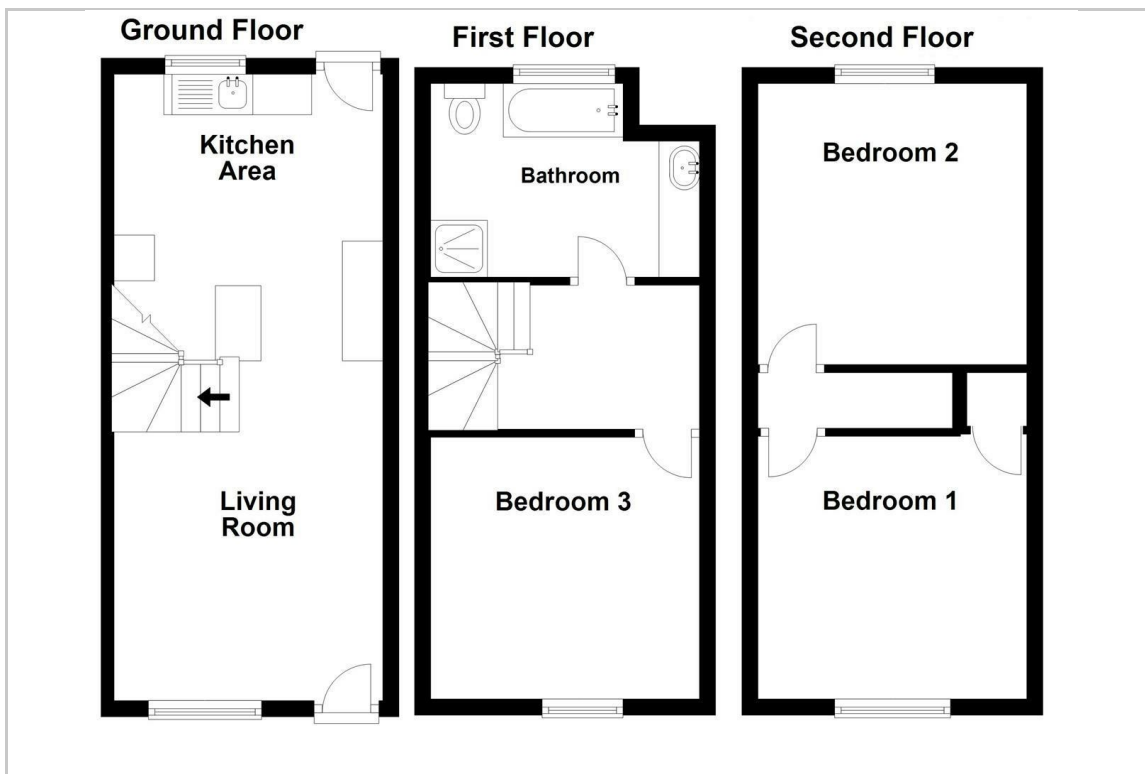
To the first floor is a light, nautical themed bathroom with vanity wash hand basin, panel enclosed bath, separate shower cubicle and traditional style high level cistern WC.

To the front of the property is the third bedroom, currently set up as a snug lounge but with ample space for a double bed and furniture.

To the top floor are two further bedrooms, both doubles with low level sash windows and ample space for furniture.

To the rear is a wall enclosed courtyard garden which is of a southerly aspect and boasts an outhouse.





Living Room
9'10" x 13'5" (3.02m x 4.10m)

Kitchen
9'10" x 9'3" (3.02m x 2.83m)

Bedroom One
10'0" x 11'3" (3.05m x 3.45m)

Bedroom Two
9'11" x 9'11" (3.04m x 3.03m)

Bedroom Three
10'4" x 9'3" (3.16m x 2.83m)

Bathroom
10'3" x 6'10" (3.13m x 2.09m)

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.

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terraced House
 Property construction: Stone Blockwork
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating: Gas
 Broadband/Mobile signal/coverage:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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