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**FOR SALE**

**7 Sharpitts**  
Portland, DT5 2HL

 3  2  1 

**Offers In Excess Of**  
**£240,000 Freehold**



# Sharpitts

Portland, DT5 2HL

- No Onward Chain
- Three Bedrooms
- Garage
- Downstairs WC
- West Facing Garden
- Conservatory
- Loft Space
- Close to Amenities
- Popular Location
- Walking Distance To Bus Service

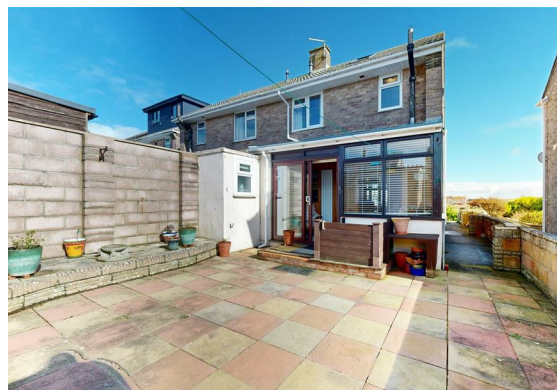




A well presented THREE BEDROOM semi detached home with LOFT SPACE & GARAGE offered with NO ONWARD CHAIN set in the popular residential location of WESTON, PORTLAND. The property benefits from a pleasant outlook over playing fields and is moments from the amenities in Weston, including a bus route and convenience store.



Approaching the property there is a front garden with pathway



leading to the front door, the garden is mainly shingle and concrete paving with some shrubbery and plant pots.

Stepping inside the property you enter into a small entrance hallway with stairs leading to first floor and a doorway opening to all downstairs accommodation. A neutrally decorated, open plan living / dining room dominates the ground floor and enjoys a large bay window with views over a playing field. To the rear of the property is a light and airy kitchen with ample units, space for oven and fridge freezer as well as enjoying easy access into the dining area. Completing the ground floor is a conservatory with WC and providing access out to the west facing rear garden.



To the first floor are three bedrooms, and a shower room with WC and pedestal wash hand basin. The primary bedroom enjoys an easterly aspect with mirrored wardrobe and ample space for furniture, while bedroom two enjoys a westerly aspect with a further built in wardrobe. Completely the first floor is a third bedroom, a single room which would work well as a study or nursery.

Accessed via a ladder is an attic space which has been boarded out and laid to carpet.



**Living Room**  
13'4" x 11'0" (4.07m x 3.37m)

**Dining Area**  
9'2" x 8'1" (2.8m x 2.47m)

**Kitchen**  
9'4" x 7'4" (2.85m x 2.25m)

**Conservatory**  
16'4"<12'9" x 5'10" (5m<3.9m x 1.78m)

**Downstairs WC**

**Bedroom One**  
13'7">11'6" x 9'3" (4.15m>3.53m x 2.82m)

**Bedroom Two**  
9'8" x 9'0" (2.95m x 2.75m)

**Bedroom Three**  
8'4" x 6'4" (2.55m x 1.94m)

**Family Bathroom**  
6'4" x 5'6" (1.94m x 1.7m)

**Loft Space**  
12'7" x 12'5" (3.86m x 3.8m)

**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: House  
 Property construction: Traditional  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas Central  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

**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, property construction, services, & 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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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