



15 Rip Croft
Portland, DT5 2EE



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



Rip Croft

Portland, DT5 2EE

- Three Bedroom Semi Detached House
- Garage & Driveway
- No Onward Chain
- Some Sea Views
- Light and Airy Accommodation
- Sunny Aspect Garden
- Popular Location of Southwell
- On a Bus Route
- Sliding Door Out to Patio
- Portland Stone Façade





Just a short stroll to STUNNING COASTAL WALKS is this WELL PRESENTED THREE bedroom SEMI DETACHED house with GARAGE, DRIVEWAY and sunny aspect rear garden, offered for sale with NO FORWARD CHAIN.



Accommodation;

A porch door opens into a large, dual aspect lounge with ample space for furniture, stairs to first floor and sliding



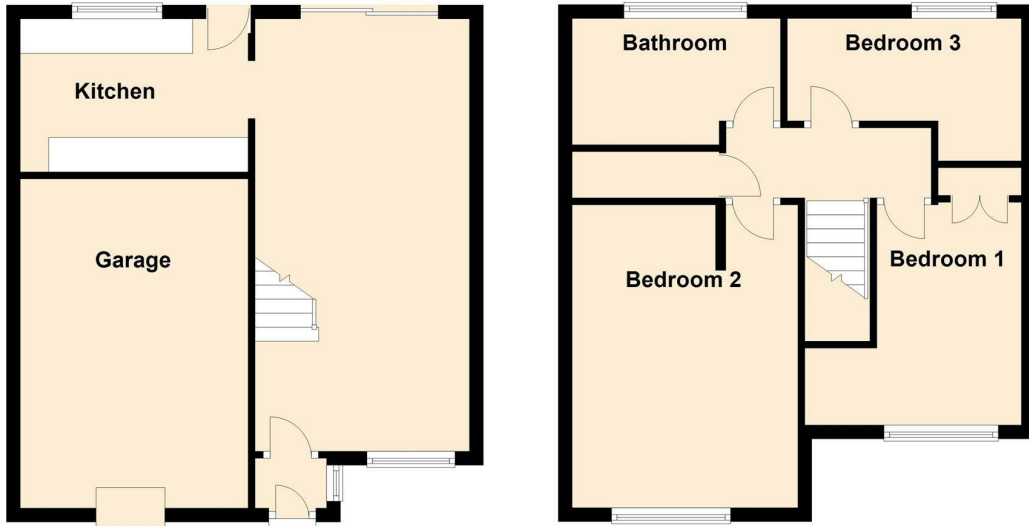
doors opening out to a sunny aspect rear garden.

A well equipped kitchen occupies the rear of the property and consists of ample wall and base units, integrated oven, inset gas hob and space for further appliances including fridge freezer, washing machine and dishwasher.

To the first floor are three bedrooms and a shower room. The primary bedroom benefits from ample built in storage and an easterly aspect. The second bedroom is a further double room with ample space for furniture and a large window, perfect for allow the natural light to flood in. Across the hall in the third bedroom, an L shaped room which overlooks the rear garden.



The outside space is mostly laid to lawn with a patio which spans the width of the house, there is also a side gate.



Lounge
8'9" x 20'0" (2.67 x 6.10)

Kitchen
7'1" x 10'10" (2.16 x 3.31)

Bedroom One
13'1" max x 9'3" (4 max x 2.82)

Bedroom Two
10'5" x 8'10" (3.2 x 2.7)

Bedroom Three
6'10" x 11'5" (2.1 x 3.5)

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: Semi Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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

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