



12 Weare Close

Portland, DT5 1JP

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Offers Over
£399,000 Freehold

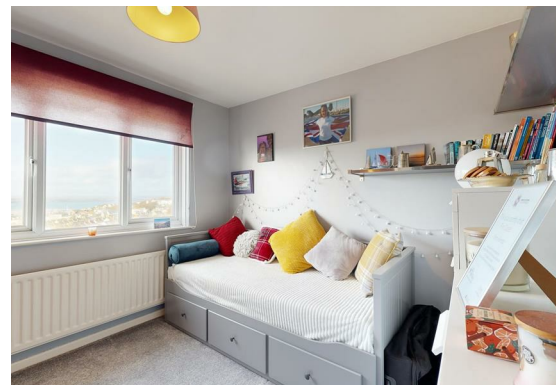


Weare Close

Portland, DT5 1JP

- Breath-taking Sea Views
- Prestigious Location
- Rarely Available
- Close Access To Beach
- Quiet Cul-De-Sac
- Spacious Accommodation
- Large Garage / Workshop
- Driveway
- Shops Nearby
- Close To National Sailing Academy





LOOKING FOR INCREDIBLE SEA VIEWS? LOOK NO FURTHER!

This stunningly positioned, Three double bedroom, detached elevated bungalow with exceptionally large garage / workshop and superb sea views across the Jurassic Coast and Portland Marina is offered for sale with a complete chain!



On the ground level, the property has an initial parking space with an up and over door leading to the garage / workshop. Stairs from the front then ascend to the balcony and the composite front door. Upon entry to the property, you are greeted by a spacious hallway, with a door on the



left leading to Bedroom Three. This bedroom is the smallest of the three, but would still fit a double bed. A large double glazed window offers a stunning outlook with sea views. Bedroom One benefits from a similar view with bedroom two offering a Southerly facing aspect, allowing for plenty of natural light.

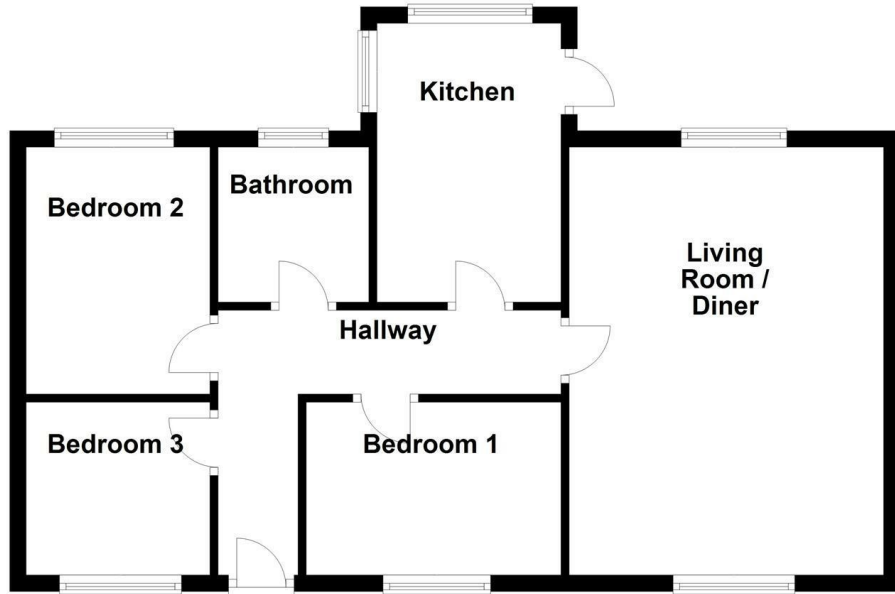
The property benefits from a large open plan living/diner, with feature fireplace, double aspect windows and a tremendous view towards Chesil Beach. There is ample space for a table and chairs. the kitchen benefits from a single storey extension, allowing for plenty of space and a range of wall and base level units. A double glazed door provides access to the rear garden. Completing the accommodation is a modern fitted bathroom with with panelled bath with shower over, low-level W.C and wash hand basin. The bathroom also includes underfloor heating.



Externally to the rear, there is an initial patio area offering a pleasant place to sit out in during the warmer months. Stairs then ascend up the tiered garden, where a stunning, panoramic sea view can be witnessed,

Viewings of this property are by appointment only with HGH.

Ground Floor



Living Room / Diner
22'2" x 11'3" (6.77m x 3.43m)

Kitchen
16'4" x 9'1" (5.0m x 2.77m)

Bedroom One
11'5" x 10'4" (3.50m x 3.15m)

Bedroom Two
12'0" x 8'8" (3.66m x 2.65)

Bedroom three
9'8" x 10'0" (2.97m x 3.05)

Bathroom
8'6" x 5'5" (2.61m x 1.66m)

Garage / Workshop
38'0" (max with part dividing wall) x 22'6" (11.6m (max with part dividing wall) x 6.87m)

Agents Note

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Disclaimer

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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: Detached

Property construction: Blockwork and Stone

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.

<https://checker.ofcom.org.uk/>



Energy Efficiency Rating

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

Environmental Impact (CO₂) 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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