



Wakeham

Portland, DT5 1HW



Offers In Excess Of
£240,000 Freehold



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- Two Bedroom Mid Terraced Cottage
- Courtyard Garden
- Utility Area
- Downstairs WC
- Character Features
- Log Burner to Lounge
- No Forward Chain
- Modern Kitchen
- Short Stroll to Church Ope Cove





Set just a short stroll from Church Ope Cove, is this well presented, two bedroom, three-storey mid-terraced cottage with LOG BURNER, ample CHARACTER features, modern kitchen and quaint cottage garden.



Entry to the property is gained via an external porch, a useful space to store coats and shoes. Leading on, you enter is a cosy living room with feature stone chimney breast housing a log burner, deep set window with white made to measure shutter and ample space for living room furniture. Continuing on through to the rear is a well proportioned dining room. This convenient space overlooks the quaint courtyard and benefits from a striking cast iron effect fireplace with book



shelves built into the recess, under stair storage and ample space for a dining room table.

A modern kitchen with sleek, grey, high gloss units and marble effect counter top occupies the rear of the property. The light space boasts eye level built in Neff oven, inset electric hob with extractor fan and space for slimline dishwasher. Beyond the kitchen is a useful utility room with space for washing machine, tumble dryer and fridge freezer. A separate WC completed the ground floor.

To the first floor is the primary bedroom, a large double room with window seat, ample storage and space for furniture. To the rear of the property is an expansive bathroom with panel enclosed bath, vanity wash hand basin, heated towel rail and large storage cupboard.



To the third floor is a second, sizeable bedroom with a small area of restricted head height, a low level window providing an outlook down Wakeham towards Church Ope.

To the rear is a petty courtyard garden which is mostly laid to decking with an area of raised planters filled with some mature shrubs and seasonal flowers.



Living Room
11'1" x 13'1" (3.4 x 4)

Dinning Room
12'5" x 8'10" (3.8 x 2.7)

Kitchen
11'9" x 6'6" (3.6 x 2)

Utility Room
5'10" x 6'6" (1.8 x 2)

WC
4'11" x 4'3" (1.5 x 1.3)

Bedroom One
12'11" x 11'7" (3.96 x 3.55)

Bedroom Two
18'0" x 12'5" with restricted head height (5.5 x 3.8 with restricted head height)

Bathroom
8'10" x 12'5" (2.7 x 3.8)

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: Terrace
- 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 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	