



Weston Road
Portland, DT5 2DE



Asking Price
£140,000 Freehold



Weston Road

Portland, DT5 2DE

- Detached Park Home
- Offered For Sale With No Onward Chain
- Two Double Bedrooms
- Spacious Lounge
- Dining Area
- Modern Fitted Kitchen
- Family Bathroom
- Allocated Parking Space
- Designed For The Over 45's
- UPVC Double Glazing & Color Central Heating





Offered for sale with NO ONWARD CHAIN is this TWO DOUBLE BEDROOM PARK HOME, positioned in the heart of a highly popular development. Boasting spacious LIGHT AND AIRY accommodation throughout, comprising a LARGE LOUNGE, separate DINING AREA, modern fitted KITCHEN and FAMILY BATHROOM. Further benefitting from ONE ALLOCATED PARKING SPACE.

This deceptively spacious detached park home benefits from a large dual aspect lounge, with feature fireplace. An opening from the



lounge leads through to the dining area. The modern fitted kitchen benefits from a wide range of eye and base level storage cupboards, integral electric oven and gas hob, sink overlooking the rear of the property. There is also further space for additional domestic appliances. Bedrooms one and two are both double bedrooms fitted with built in wardrobes. To complete the accommodation is the family bathroom, fitted with bath and shower over, wash hand basin and WC.

Externally the property offers a mixture of low maintenance shingle area, patio and a small lawn space ideal for alfresco dining. There is a further benefit of one allocated parking space.

The Weston Park Homes Site is set on a level site, off the main road within walking distance of post office, shop, pub and chip shop. Regular bus services around Portland and to Weymouth are available within 200 yards. Portland is renowned for sailing, walking, bird watching and of course the world famous Portland Stone. Weymouth, with a wide range of facilities and rail connections is approx. 7 miles away.

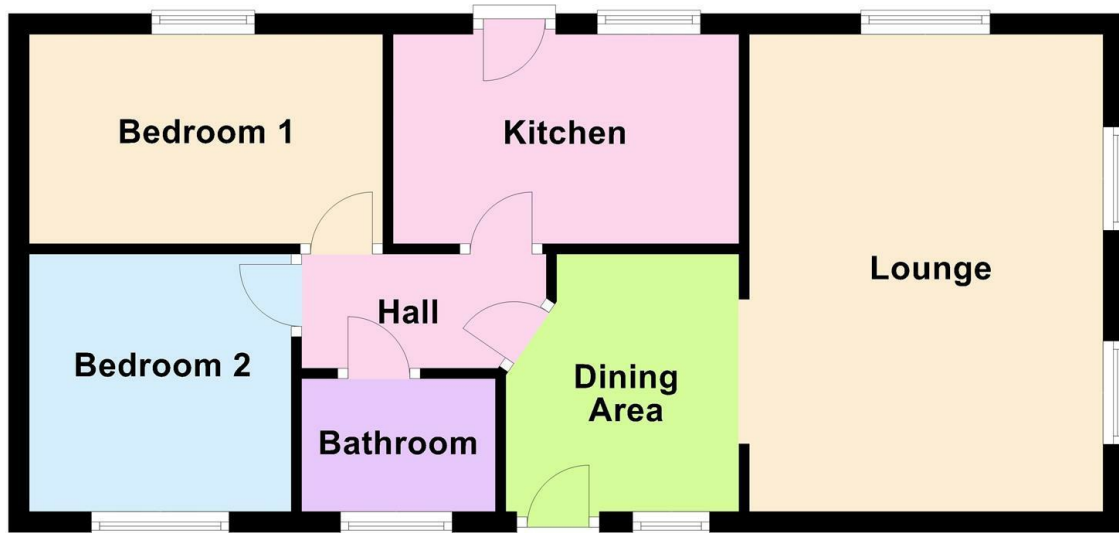
It is designed for the over 45's and the site does allow pets.

Site Fees: Approx. £258.26 per calendar month

Plus Utility Bills



Ground Floor



Lounge
11'3 x 15'2 (3.43m x 4.62m)

Dining Area
8'9 x 7'5 (2.67m x 2.26m)

Kitchen
6'8 x 11' (2.03m x 3.35m)

Bedroom One
11'1 x 7'10 (3.38m x 2.39m)

Bedroom Two
8'4 x 7'4 (2.54m x 2.24m)

Bathroom
5'2 x 6'7 (1.57m x 2.01m)

Charges

The vendor has informed us there is a site fee of £258.26 per calendar month, Water and Electric is included, one pet is permitted and that a fee of 10% of the sale price is payable to the site owner in the event the home is sold in the future.

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 Park Home

Property construction:

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Calor 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 (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		



12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk