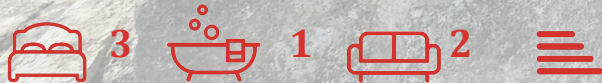




Wakeham

Portland, DT5 1HW



Asking Price
£300,000 Freehold



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- Double Fronted Stone Cottage
- Three Bedrooms
- Downstairs WC
- West Facing Garden
- Carport for Two Cars
- Conservatory
- Enclosed Front Garden
- Modern Shower Room
- Picturesque Location
- Close to Easton Square





A charming, **DOUBLE FRONTED**, Portland Stone cottage located in the picturesque setting of Wakeham, just moments from Church Ope Cove. Offered for sale with a **CARPORT** for **TWO** cars, this property would make an ideal family home. Benefitting from **THREE BEDROOMS**, spacious open **LIVING ROOM**, front aspect **KITCHEN**, **CONSERVATORY ENJOYING VIEWS OF THE GARDEN**, modern fitted **SHOWER ROOM** and downstairs **WC**.



Entering into the property, you step into a convenient entrance vestibule with access to all ground floor accommodation. To the left is a bright front aspect kitchen with modern grey units, bright red retro tiles as well as integrated oven, inset gas hob and extractor fan. There is also ample space for further freestanding white goods such as fridge freezer, washing machine and dishwasher.

To the rear of the property is a light living room which spans the width of the cottage, the space boasts a large westerly window, allowing ample amounts of natural light to flood the room, there is a further benefit of a gas fire. Double doors lead out into a sizeable conservatory which overlooks a low maintenance garden. From the conservatory access can be gained to the enclosed rear garden. To complete the ground floor accommodation there is a downstairs WC located off the entrance hallway.

To the first floor are three bedrooms, two doubles which enjoy a westerly aspect and a large single room which occupies the front of the house. Adjacent to the bedroom three is a modern shower room with walk in shower, WC and vanity wash hand basin.

The beautifully maintained enclosed rear garden offers a wide range of mature plants and shrubs, along with a patio area ideal for relaxing and el fresco dining.

Located to the rear of the property is the carport offering two allocated parking spaces.



Ground Floor



First Floor



Living Room
21'3" x 9'3" (6.48 x 2.82)

Kitchen
11'1" x 8'2" (3.38 x 2.49)

Downstairs WC
7'2" x 2'1" (2.18m x 0.64m)

Conservatory
12'2" x 8'5" (3.71 x 2.59)

Bedroom One
11'5" x 9'4" (3.48 x 2.87)

Bedroom Two
9'8" x 9'4" (2.97 x 2.87)

Bedroom Three
8'2" x 7'10" (2.49 x 2.39)

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: End 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 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	