



## Wakeham

Portland, DT5 1HP



Offers In Excess Of  
£280,000 Freehold



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- Stone Fronted Semi Detached Family Home
- Two Double Bedrooms
- Spacious Front Aspect Lounge
- Kitchen/Diner
- Modern Fitted Bathroom
- Generous Sized Rear Garden
- Garden Room With Power
- Two Allocated Parking Spaces
- Ideal Family Home
- Highly Popular Location





A beautifully presented throughout, **STONE FRONTED SEMI DETACHED** family home. This **MODERN** property benefits from **TWO DOUBLE BEDROOMS**, a **LIGHT & AIRY** front aspect **LOUNGE**, open plan **KITCHEN/DINER** and family bathroom. Externally there is a **GENEROUS SIZED LOW MAINTENANCE** rear garden with a **LARGE GARDEN ROOM**. The property further offers **TWO ALLOCATED PARKING SPACES**.

Entering the property you are



greeted by the welcoming light and airy front aspect lounge. This is a deceptively spacious room with feature fireplace and surround. From the lounge stairs rising to the first floor. Leading on from the lounge to complete the ground floor accommodation is the open plan kitchen/diner. The kitchen offers a wide selection of colour matching eye and base level storage units and integral oven and hob. There is further space for a selection of free standing domestic appliances. The room is sizeable enough to house a family sized dining room table and chairs. Sliding patio doors provide access out to the rear garden.

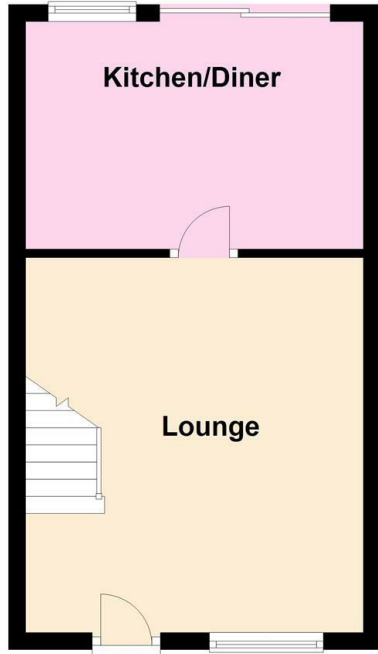
Bedrooms one, two and the family bathroom are located on the first floor. Bedroom one is a large front aspect double bedroom. Bedroom two currently arranged as a guest room is a further double enjoying views out to the rear garden. The modern fitted family bathroom comprises a modern white suite with bath and shower over, wash hand basin and WC.



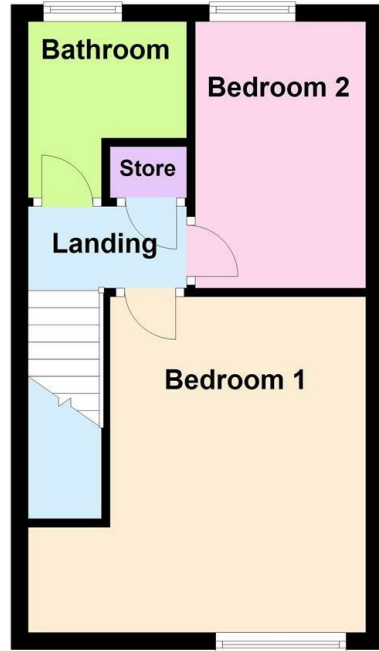
Externally to the front enclosed by brick wall is low maintenance area with path leading to the front door. The rear garden is a hidden gem, boasting vast amounts of space. A wooden deck directly abuts the property creating a outside seating area, with the remainder of the garden laid to shingle and areas suitable for plants and shrubs. There is a further garden room at the bottom of the garden fitted with power, lighting and heating making an ideal home office or leisure space.

To the rear of the property there are two allocated parking spaces belonging to the property.

### Ground Floor



### First Floor



**Lounge**  
13'8 x 12'11 (4.17m x 3.94m)

**Kitchen/Diner**  
11' x 12'11 (3.35m x 3.94m)

**Bedroom One**  
12'3 x 12'11 (3.73m x 3.94m)

**Bedroom Two**  
11'2 x 6'8 (3.40m x 2.03m)

**Bathroom**  
8' x 5'11 (2.44m x 1.80m)

**Garden Room**  
11'8 x 10'2 (3.56m x 3.10m)

**Two Allocated Parking Spaces**

#### 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 of Terrace  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	