

Wakeham
Portland, DT5 1HW



**Offers In Excess Of
£250,000 Freehold**



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- Charming Mid-Terrace Character Cottage
- Loving and Sympathetically Refurbished/Modernised
- Two Double Bedrooms
- Accommodation Arranged Over Three Floors
- Two Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom
- Sunny Private Rear Garden
- Offered For Sale With No Onward Chain
- Ideal Investment or First Time Purchase

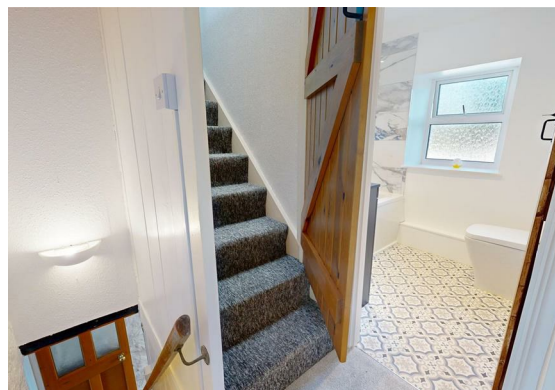




SWEETPEA COTTAGE is a beautifully presented CHARMING CHARACTER PROPERTY. Having been sensitively and thoughtfully REFURBISHED AND MODERNISED by the current vendors. This LIGHT & AIRY mid terrace cottage BOASTS ACCOMMODATION arranged over THREE FLOORS. The accommodation comprises TWO DOUBLE BEDROOMS, front aspect LOUNGE WITH FEATURE FIREPLACE, separate dining room, MODERN FITTED kitchen and FAMILY BATHROOM. Externally there is a PRIVATE SUNNY low maintenance garden. Being offered for SALE WITH NO ONWARD CHAIN viewings come highly advised.

To the entranceway of the property, you find the front porch: a perfect welcome to the property and useful for storing coats and shoes before entering the living accommodation. The ground floor comprises two reception rooms, split by a staircase ascending to the first floor, and a kitchen to the rear of the property.

The living room, to the front of the property, hosts a feature fireplace with opening ready to install a



log burner and front-aspect window spilling rays of sunshine into the room creating a light and airy space. The room presents ample room for furnishings creating a cosy lounge to relax in.

Through a doorway, you find yourself in the second reception room. This could be utilised as another living room or dining room. The room hosts another feature fireplace, window overlooking the rear private garden and access to the understairs storage.

The cottage's kitchen is located to the rear of the downstairs accommodation. The kitchen comprises modern-style cabinets with laminated wood-effect worktops over as well as an integrated fridge-freezer and oven and hob.

The first floor comprises the main bedroom and the family bathroom. The main bedroom is a generous size and boasts a sizeable front aspect window creating a light spacious main bedroom. The family bathroom is well-presented with stylish mosaic flooring and comprises a 'p-shape' corner bath, wash-hand basin, WC, heated towel rail and built-in storage.

The second floor hosts the second bedroom. The room is sizeable with sky light windows and feature ceiling beams. The room provides ample space and also provides eaves storage.

Externally, the property boasts a private rear garden which ascends to low-maintenance patio area with storage shed. The space presents the perfect space for entertaining guests or relaxing of a summer evening.





Lounge
14'2" x 10'9" (4.33m x 3.28m)

Dining Room
10'9" x 8'2" (3.3m x 2.5m)

Kitchen
13'10" x 4'5" (4.23m x 1.35m)

Bedroom One
14'4" x 10'9" (4.38m x 3.28m)

Family Bathroom
9'6" x 5'6" (2.9m x 1.7m)

Bedroom Two
16'0" x 11'5" (4.9m x 3.5m)

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: Mid 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/

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 firms 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	