



Wakeham

Portland, DT5 1HP



**Offers In Excess Of
£240,000 Freehold**



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- Offered For Sale with No Onward Chain
- Stone-Fronted Cottage
- Private Gated Front Garden & Enclosed Rear Garden
- Close to Church Ope Cove & Pennsylvania Castle
- Allocated Parking Space
- Two Bedrooms
- Cosy Living Room
- Kitchen-Diner with French Doors onto Rear Garden
- Well-Presented Accommodation
- EPC C Rating & Council Tax B Band





Offered For Sale with NO ONWARD CHAIN is this STONE-FRONTED TWO BEDROOM COTTAGE. The property is LOCATED in the HIGHLY SOUGHT-AFTER LOCATION of WAKEHAM, and is sat MOMENTS FROM CHURCH OPE COVE and PENNSYLVANIA CASTLE. This BEAUTIFUL COTTAGE would well-suit a FIRST TIME BUYER: viewings are highly recommended to appreciate the property on offer.



To the front, the property boasts a gated front garden with stone wall surround, paved path leading to the front door and the remainder laid to shingle.



Entering through the doorway into the main accommodation, you find yourself in the living room. The room is a cosy space and boasts a front-aspect window, access to the kitchen diner and stairs ascending to the first floor. The room is light & airy with a feature fireplace: creating the perfect space for relaxing of an evening.

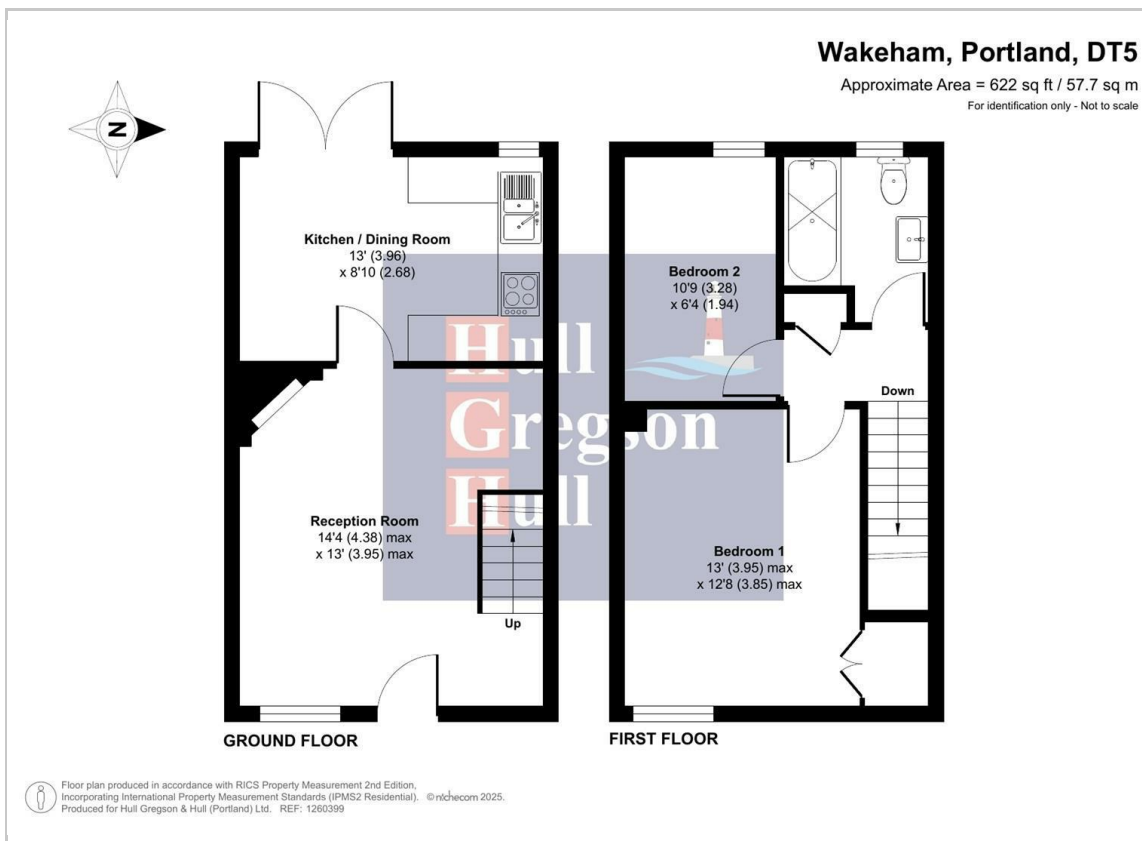
To the rear, you find yourself in the cottage's kitchen diner. The kitchen comprises sage kitchen units with granite-effect worktops over and space for freestanding appliances. The space also boasts french doors into the rear garden and a dining area. The dining area currently hosts a four-seater dining table, flooded with light from the french doors.

The first floor accommodation benefits from two double bedrooms, a family bathroom and built-in storage. Bedroom one is a generously-sized double with built-in cupboard, front-aspect window and currently hosts a double bed, side chair, two bedside units and dresser. Bedroom two has a rear-aspect window overlooking the rear garden and would well-suit a child's bedroom or home office.



The family bathroom comprises a panelled bath tub with shower overhead; wash-hand basin and WC.

Externally, the property initially boasts a levelled patio area: well-suited to hosting a summer barbecue. The garden then leads onto a shingle area with paving slabs heading to the foot of the garden which hosts bin storage and rear access to the property's allocated parking space.



Living Room
14'5" max x 13'1" max (4.4m max x 4m max)

Kitchen Diner
13'1" x 8'10" (4m x 2.7m)

Bedroom 1
12'7" max x 9'10" max (3.85m max x 3m max)

Bedroom 2
10'7" x 6'4" (3.25m x 1.95m)

Bathroom
7'6" max x 6'2" max (2.3m max x 1.9m max)

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 Cottage

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 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		87
(81-91) B		
(69-80) C	73	
(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