

**Wakeham**  
Portland, DT5 1HN



**Offers In Excess Of  
£180,000 Freehold**





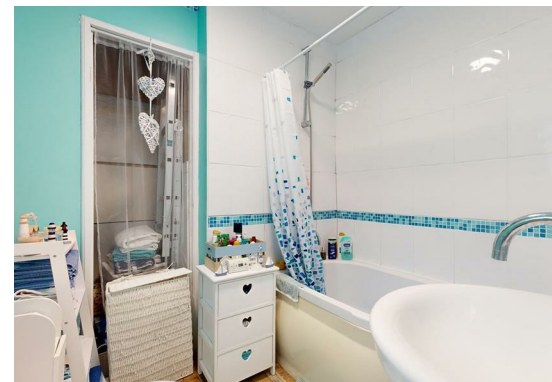
# Wakeham

Portland, DT5 1HN

- Mid-Terrace Characterful Cottage
- Desirable Location ~ Wakeham
- Open-Style Living Space
- Short Walk to Easton Square
- Nearby to Supermarket & Amenities
- Generously-Sized Bedroom & Office / Study
- Charming Property
- Ideal First Time Purchase or Investment Purchase
- Fantastic Coastal & Country Walks Nearby
- Vendor Suited







This CHARMING COTTAGE, located on WAKEHAM, is presented For Sale. The property presents an OPEN-STYLE LIVING SPACE as well as a WELL-PROPORTIONED FRONT-ASPECT BEDROOM in addition to an OFFICE / STUDY leading into the property's bathroom. The cottage would make an IDEAL INVESTMENT or FIRST TIME PURCHASE.



Stepping over the threshold, you find yourself in the entrance porch. The porch provides the perfect space for storing shoes and hanging coats.

The cottage provides a warm welcome into the charming open-style

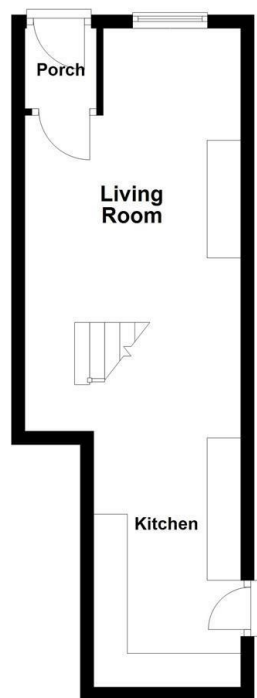


living space. The living room is a cosy space with a feature fireplace, currently hosting a sofa, television unit and armchair as well as a staircase ascending to the first floor. To the rear of the open space is the property's kitchen-diner. The kitchen comprises wood-effect traditional-style units with black granite-effect worktops over and space for freestanding appliances. The kitchen also comprises an area for a dining table as well as a door leading into the property's small rear yard.

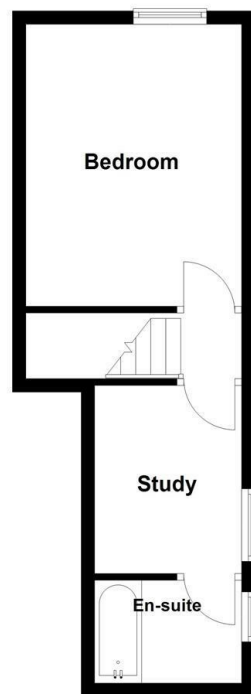
Ascending to the first floor, the landing branches to the left and right. To the front of the property you find yourself in the property's bedroom. The bedroom is generously-sized, hosting a front aspect window and plenty of floor space, currently utilised with a double bed and freestanding storage. To the right, you find yourself in the property's office / study space. The room is well-proportioned and currently hosts a single bed and storage facilities. Beyond this room, you find yourselves in the property's ensuite. The ensuite is neatly-presented and comprises a corner panelled bath with shower curtain and shower overhead; wash-hand basin and WC.



### Ground Floor



### First Floor



### Living Room

20'6" max x 10'5" max (6.25m max x 3.2m max)

### Kitchen Diner

15'8" max x 6'10" max (4.8m max x 2.1m max)

### Bedroom One

13'1" x 10'5" (4m x 3.2m )

### Office / Study

12'5" x 6'10" (3.8m x 2.1m)

### Ensuite

6'10" x 5'2" (2.1m x 1.6m)

### 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 Construction

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 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 <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

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