

Cove Cottages

Portland, DT5 1JJ



E

£300,000 Freehold



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- Detached Cottage with Charming Character Features
- Envious Position
- Modern Kitchen
- Recently Updated Shower Room
- Perfect Holiday Home/ Let
- Moments From Chesil Beach
- Gas Central Heating
- Conservatory
- Wrap Around Garden with Mature Shrubs and Trees
- Extra Slip of Land Held on a Separate Title



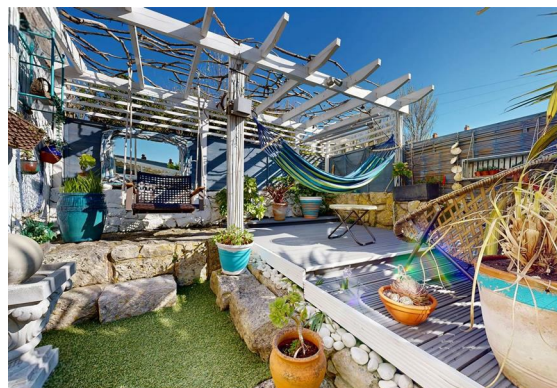


** 3D Walkthrough Tour **

A charming DETACHED character cottage nestled in secluded location MOMENTS FROM CHESIL BEACH on Portland, PERFECT as a HOLIDAY HOME/ LET.

This enviable location is home to an array of eateries and amenities, plus a bus route serving transport links to the top of the island and to WEYMOUTH. The National Sailing Academy, home to the 2012 Olympic Games, is a short stroll away.

The accommodation comprises an entrance hallway with access to the bathroom, kitchen and living area.



The kitchen is fitted with a range of modern units with wood effect work surfaces and splash back tiling, plus integrated appliances and space for a washing machine.

Opposite is the bathroom; a modern suite comprises a double walk in shower, a close coupled WC and pedestal wash hand basin, complete with tiled walls and flooring.

Continuing into the living area is a generous living room with an exposed stone wall, a breakfast bar/ dining area and ample space for furniture. A door opens into the conservatory, benefitting from multiple aspects overlooking the garden, perfect for enjoying the day's sun.

A spiral staircase ascends from the living room to the first floor and into the two bedrooms. Both bedrooms are doubles and overlook the surrounding gardens.

Outside is a wrap around garden offering peace, seclusion and tranquillity, with a range of floral borders and seating areas. There is a adjacent section of land, held on a separate title which would be be an extension of the current garden. This is being sold as a part of the property sale.

The property has a right of way over the neighbouring property to access the house





Living Room
21'6" max x 11'2" (6.57 max x 3.41)

Kitchen
8'10" x 7'8" (2.7 x 2.34)

Bathroom
8'6" x 5'2" (2.6 x 1.6)

Bedroom One
11'9" x 8'2" (3.6 x 2.5)

Bedroom Two
10'9" x 7'10" (3.3 x 2.4)

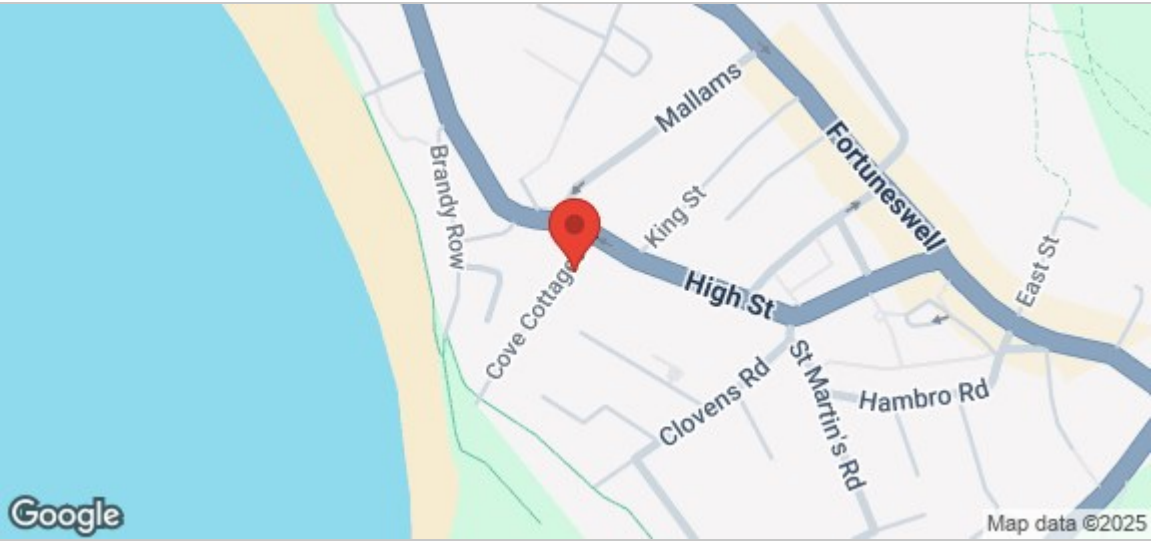
Additional information

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: Detached
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 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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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