



## 4 West Wools

Portland, DT5 2EA



Offers In Excess Of  
£300,000 Freehold



## West Wools

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- Two Bedroom Detached Bungalow
- Sat on a Large Plot
- Garage and Driveway
- Light and Airy Living Space
- In Need of Modernisation
- Sea Glimpses from the Lounge
- Well Proportioned Accommodation
- Popular Location
- Short Stroll to Coastal Walks
- No Forward Chain





TWO BEDROOM DETACHED bungalow, offered for sale with NO ONWARD CHAIN. Situated in a peaceful CUL-DE-SAC. Requiring modernisation throughout, VIEWINGS COME HIGHLY advised to appreciate the size, space and potential.



As you approach the property, the spacious driveway and garage provide ample parking, ensuring both convenience and practicality. The detached nature of the bungalow offers a sense of privacy, making it an ideal position for those seeking a peaceful retreat.

The layout is thoughtfully designed,



with the central hall providing seamless access to all rooms. The front of the property is dedicated to bedroom two, offering a cosy and private space with natural light streaming through.

The heart of the home lies in the large lounge diner, adorned with a fireplace that adds character and warmth. Dual aspect windows flood the room with natural light, creating a bright and inviting atmosphere. A convenient serving hatch connects the lounge diner to the spacious kitchen.

The kitchen, situated at the rear of the property, is a canvas awaiting your personal touch. With ample units and space for a small table, it's a versatile space where the family can come together.

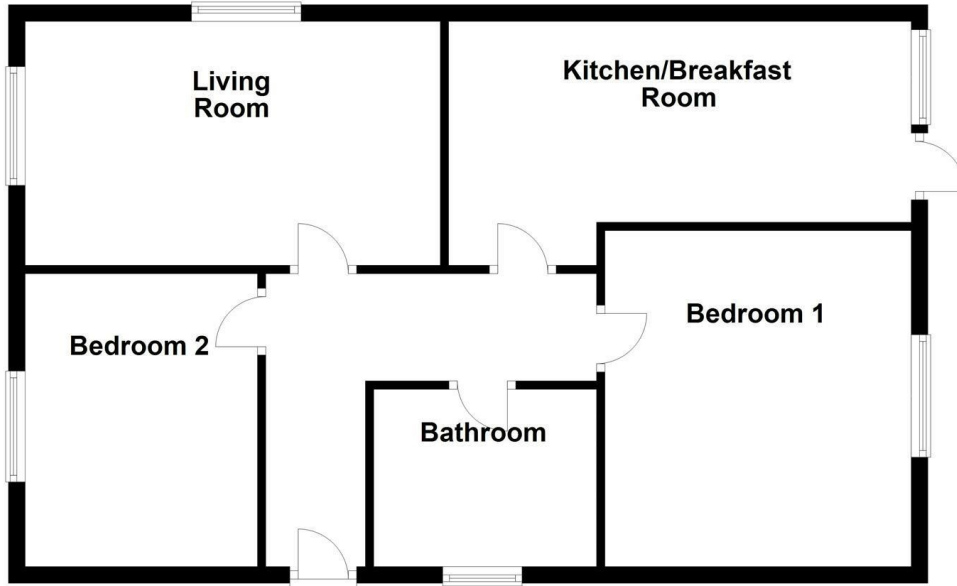
Bedroom one boasts ample built-in storage to keep your space organized and clutter-free.

The bathroom, while in need of updating, currently features a functional layout with a panel-enclosed bath, basin, and WC.

The outdoor space is an exciting prospect, with a large patio beckoning for al fresco dining and relaxation. The garage, accessible from the rear, provides both storage and parking solutions. Ascend the stairs to discover a higher level adorned with grass, shrubs, and small trees.



## Ground Floor



**Lounge**  
13'5" x 17'0" (4.1 x 5.2)

**Kitchen**  
13'1" x 9'10" (4 x 3)

**Bedroom One**  
13'1" x 10'3" (4 x 3.13)

**Bedroom Two**  
9'10" x 9'10" (3 x 3)

**Bathroom**  
6'6" x 7'1" > 4'9" (2 x 2.16 > 1.46)

### 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 & 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.

### 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: Bungalow

Property construction: Stone and Blockwork

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.

<https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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