



Weston Street | | Portland | DT5 2DF

**Guide Price £425,000**

BEAUMONT  JONES

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We are pleased to offer a well-presented four double bedroom detached home offering BEAUTIFUL VIEWS OVER OPEN FIELDS AND OUT TO SEA on Weston Street, Portland. The property offers generous living space including a generous sized living room, kitchen/diner, dining room, conservatory, cloakroom, en-suite to master bedroom and balcony, beautiful bathroom, enclosed rear garden overlooking open fields, driveway providing off road parking and a part garage for storage. Viewing is a must to be appreciated.

- Four Double Bedroom Detached Home
- Well-Presented Throughout
- Beautiful Views Out to Sea And Over Open Fields
- Conservatory
- En-Suite to Master and Balcony
- Off Road Parking
- Kitchen/Diner
- Beautiful Enclosed Rear Garden

### Full Description

Entrance into the property is via a side aspect double glazed door leading into the hallway with stairs rising to the first floor, wall mounted radiator, built in under stairs storage cupboard, Karndean flooring and doors lead through to the main principle rooms. The cloakroom has a side aspect double glazed window, low level WC, wall mounted wash hand basin and tiled flooring. The generous sized living room offers front aspect triple glazed slidintumble patio doors leading out onto the front lawn, two wall mounted upright radiators and Karndean flooring. The modern kitchen/diner is the hub of the home offering a range of eye and base level units with work surfaces over, space for a range cooker, space and plumbing for a washing machine,



This immaculate four double bedroom detached home offers lovely views out to sea and over open fields.

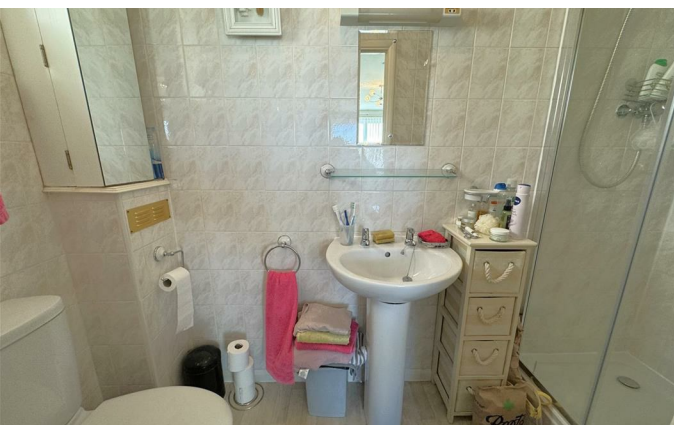


dishwasher and tumble dryer, side aspect double glazed window, tiled flooring and a kitchen cupboard houses the gas boiler. The dining area offers space for a dining table and chairs, rear aspect double glazed sliding patio doors leads through to the conservatory and a door leads through to the dining room. The dining room is part of a garage conversion offering space for a dining table and chairs, rear aspect double glazed door leads into the conservatory, wall mounted radiator and Karndean flooring. The double glazed conservatory offers dual aspect windows, rear aspect patio doors leading out onto the garden, power points, wall mounted radiator and wall lighting.

The first floor offers a landing area with loft access via a hatch which has been fully insulated, partly boarded and offers a pull down ladder. There is a built in airing cupboard with a wall mounted radiator and doors lead through to the four bedrooms and main bathroom. Bedroom one is a fantastic sized double offering lots of space for bedroom furniture, rear aspect double glazed sliding patio doors leading out onto a half balcony enjoying beautiful views out to sea, wall mounted radiator and a door leads through to the shower en-suite. Shower cubicle with a wall mounted mixer shower system, low level WC and a wash hand basin. Bedroom two is a double offering a rear aspect double glazed window enjoying views over open fields and a wall mounted radiator. Bedroom three is a further double offering a rear aspect double glazed window enjoying views over open fields and a wall mounted radiator. Bedroom four is a good sized small double offering a front aspect double glazed window enjoying views out to sea and a wall mounted radiator. The main bathroom offers a modern suite comprising a jacuzzi panel enclosed bath with shower attachment, shower cubicle with a wall mounted shower system, low level WC, wash hand basin, towel rail heater and LED flooring lights.

Outside offers a fully enclosed rear garden mainly laid to lawn with a raised composite decking area overlooking open fields. Planted shrubs, borders and water supply. The front garden offers a lawned area and a driveway providing off road parking for two/three vehicles. The part garage has an up and over door with power and lighting, this is an ideal storage area.





The property is located in a tucked away position close to amenities at Easton on the Isle of Portland. Portland is known for its spectacular cliffs, small cove beaches and breathtaking views. The island is a popular destination for climbers, diving, kayaking, walking and bird-watching. An explorer's island, with museums, castles, lighthouses, sculptures and views across Chesil beach, Portland Harbour and Weymouth. Portland provides a variety of shopping and business outlets, including a petrol station, Tesco supermarket, butchers, hairdressers, Co-op, variety of public houses and educational facilities as well as many leisure pursuits, in particular, excellent sailing, fishing and water sports facilities including those at the Weymouth & Portland Sailing Academy. The coastal resort of Weymouth is reached over a causeway from Chesil Beach and is within easy reach by car as well as regular bus services from the island.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D.

Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



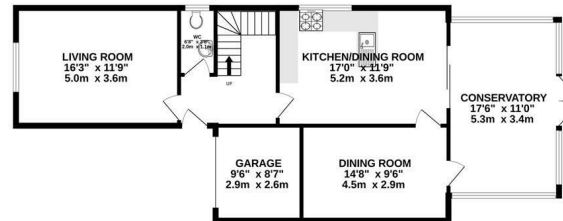
The property is on the door step to beautiful coastal walks.



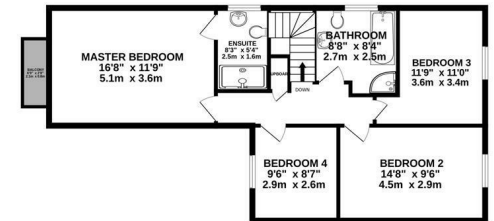


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 1650 sq.ft. (153.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We value more than your property*

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