



Wheatlands | Southwell | Portland | DT5 2EB

Offers Over £365,000

BEAUMONT  JONES

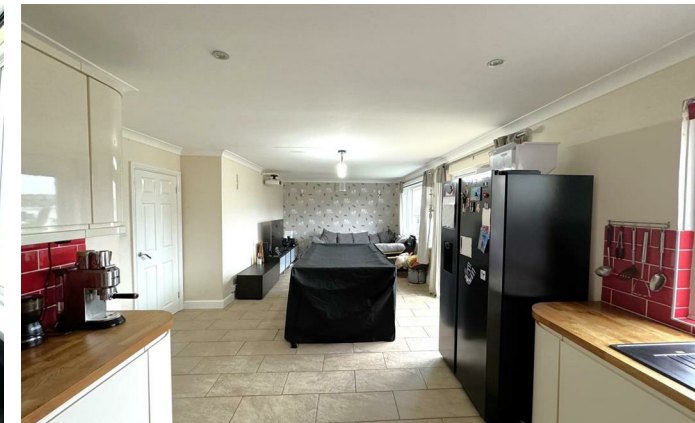
Wheatlands | Southwell Portland | DT5 2EB Offers Over £365,000

We are delighted to offer a spacious five bedroom detached chalet bungalow which would make the perfect family home within the popular location of Southwell. The property boasts far reaching sea views, versatile living including open-plan living to the rear of the property, three bedrooms and family bathroom to the ground floor. The first floor offers a further two bedrooms and shower room. Outside boasts a Westerly facing rear garden, part converted garage and off road parking for three/four vehicles.

- Five Bedroom Detached Chalet Bungalow
- Versatile Living
- Modern Kitchen & Bathrooms
- Southwell, Portland
- Part Converted Garage Off The Master Bedroom
- Perfect Family Home
- Open-Plan Living Area Overlooking The Westerly Facing Rear Garden With Underfloor Heating
- Off Road Parking For Three/Four Vehicles
- Far Reaching Sea Views
- Vendor Currently Suited

Full Description

Entrance into the property is via a front aspect double glazed door leading into a welcoming hallway with stairs rising to the first floor and doors lead through to the main principle rooms. The open-plan living area is located at the rear of the property overlooking the Westerly facing garden. This area includes underfloor heating, modern fitted kitchen comprising eye and base level units with work surfaces over, two integral ovens with inset five ring gas burner hob and extractor hood over, integrated dishwasher, space and plumbing for a washing machine, tumble dryer and American fridge/freezer. Plenty of space for a dining table and chairs, two rear aspect double glazed windows, rear aspect double glazed sliding patio doors leading out onto the garden, tiled flooring and space for sofas creating the perfect family room. Reverting back to the hallway there are three bedrooms and family bathroom. The master bedroom is a generous sized double with a front aspect double glazed window with a door leading down into a separate room which use to be part of the garage. This is currently being used as a home gym however it could be used as a walk-in wardrobe/dressing or



This well proportioned five bedroom family home offers versatile living within the popular location in Southwell, Portland.



even a home office. It offers a side aspect double glazed window, power points and lighting. The family bathroom offers a modern suite comprising a walk-in shower with a wall mounted mixer shower system, panel enclosed bath with shower attachment, wall mounted wash hand basin, low level WC, side aspect double glazed window, wall mounted towel rail heater and fully tiled floor to ceiling.

The first floor landing has a front aspect Velux skylight with doors leading through to two further double bedrooms both offering far reaching sea views. These rooms are slightly eaved with one room offering storage into the eaves. The shower room is slightly eaved again comprising a shower cubicle with a wall mounted mixer shower system, low level WC and wash hand basin.

Outside offers a Westerly facing rear garden mainly laid to artificial grass for ease with a raised patio area abutting the property leading onto a raised decking area. There is a generous side access which is gated leading to the front of the property. There is a block paved driveway providing off road parking for three/four vehicles. The partial garage has an up and over door with power and lighting, this is a useful storage space.

Location: Portland is a unique and picturesque island located on the south coast of Dorset and connected to nearby Weymouth by the world famous Chesil Beach. Known for its stunning natural beauty, it features rugged cliffs, nature rich quarries, and the iconic Portland Bill lighthouse. The famous Portland Stone limestone has been quarried here for centuries and used in numerous renowned buildings around the world. The island boasts a rich maritime history, with a bustling port and modern marina. Portland is also famous for hosting the sailing events during the 2012 London Olympics due to its excellent sailing conditions and facilities.

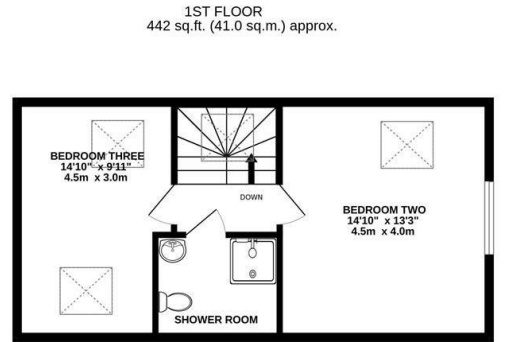
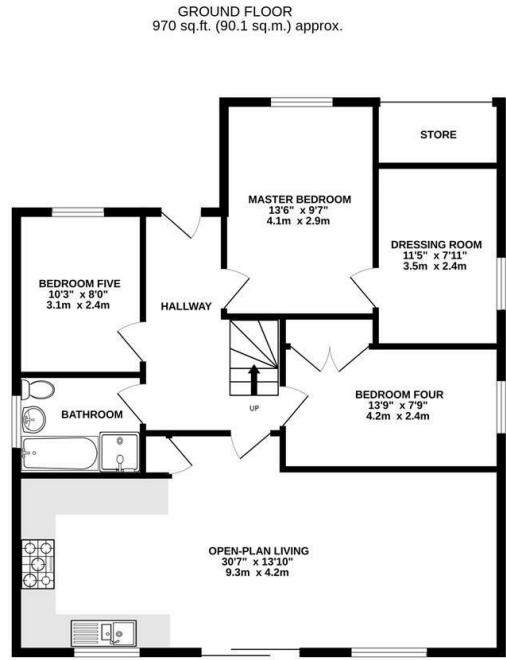
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: - Mains gas, electric & drainage.

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.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 83 |
| (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 | |



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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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