



Weare Close | | Portland | DT5 1JP

**£375,000**

BEAUMONT  JONES



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Portland | DT5 1JP  
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We are delighted to bring to the market this detached house with stunning sea views as well as garage/workshop. Located in a tucked away position close to amenities at Fortuneswell on the Isle of Portland.

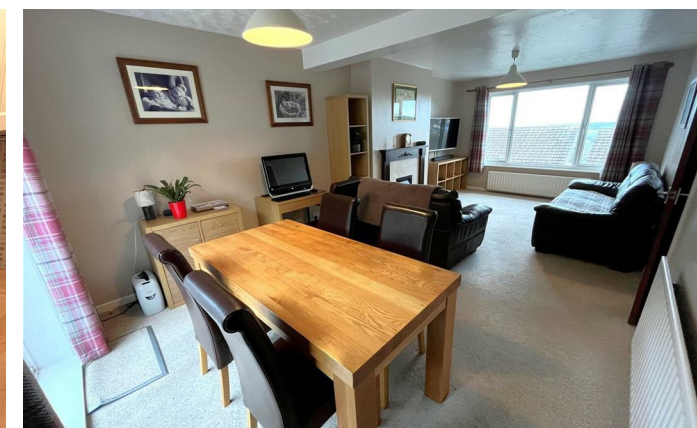
- Spectacular View Out to Sea
- Large Garage and Workshop
- Detached Three Bedroom House
- Spacious Accommodation Throughout
- Idyllic Location on Portland

**Full Description**

**Accommodation**

Entrance to this property through the front door leading to the entrance hallway with a storage cupboard and access to the loft via hatch as well as doors leading to the accommodation including the lounge/diner which is a great size offering ample space for furnishings, gas fire, sliding patio doors leading to the rear garden and the front aspect windows offer lovely views out to sea. From the living/dining room there is a door leading to the kitchen which has a range of base and eye level units, space for a fridge/freezer, washing machine, dish washer and oven. With dual aspect windows as well as the door leading to the garden this room is bright and spacious.

Returning to the hallway the remainder of the accommodation can be found. The master bedroom is a good sized double with front aspect windows and built in wardrobes, bedroom two is also a good sized double with a rear aspect window. Bedroom three is a generous single with built in wardrobes





This detached three bedroom property offers lovely views out to sea as well as a large garage and workshop.



as well as benefitting from the sea views out of the front aspect window. The modern family bathroom is fully tiled around with under floor heating. low level WC, hand wash basin in vanity storage unit, P shaped bath with shower over head, spotlights and a heated towel rail. On the ground floor of the property there is a great sized garage with space for a car or storage, in addition there is also an opening to a large workshop area currently being used for storage but would make the perfect place for tinkering.

#### Outside

The low maintenance laid to concrete rear courtyard area is a great space for a table and chairs which flows around the back of the property leading to another seating area. Wall enclosed with plant borders and mature shrubs. Stairs rise to the laid to lawn area set over two tiers, this is the perfect spot to enjoy the stunning views back across Portland harbour, Smallmouth Bay and across Chesil Beach. To the front there is off road parking for one car, access into the garage/workshop, stairs up to the entrance of the property and side access with steps up to the rear garden.

#### Location

The property is located in a tucked away position close to amenities at Fortuneswell on the Isle of Portland. Portland is known for its spectacular cliffs, small cove beaches and breath taking 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.

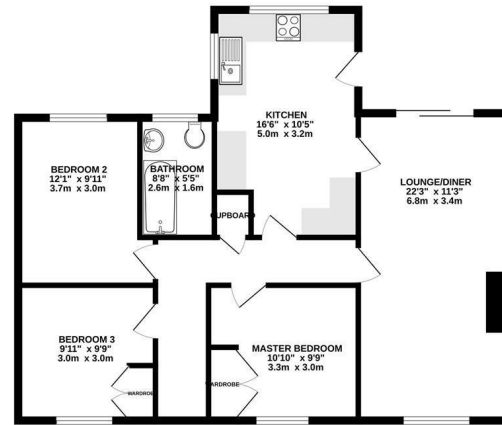
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

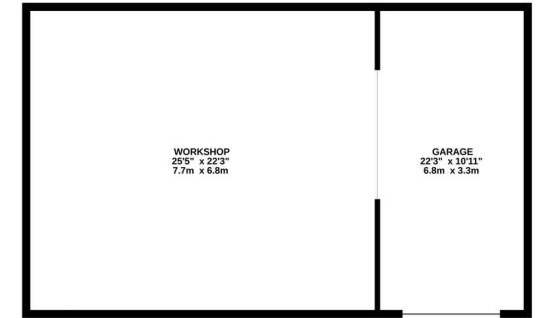


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1669 sq.ft. (155.1 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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