



Thumb Lane | Weston | Portland | DT5 2FB

**Offers Over £325,000**

BEAUMONT  JONES



## Thumb Lane | Weston Portland | DT5 2FB Offers Over £325,000

We are delighted to bring to the market this beautifully remodelled, three double bedroom townhouse. Tuck away off Weston Street in a peaceful setting with only 4 other similar properties, superbly presented with modern open-plan living area and bi-fold doors opening to the garden. There is also a copse to the side of the development with a large lawn area for communal use of the development.

- Beautifully Presented Three Double Bedroom Townhouse (Built in 2016)
- Re-modelled Living Accommodation to Include an Modern Open-Plan Kitchen/Living Area
- Stunning Shower Room, En-suite to the Master Bedroom & Downstairs WC
- Low Maintenance Rear Garden & Communal Copse with Large Lawn Area
- Small Development of just 5 Properties set off Weston Street
- Two Allocated Parking Spaces

### Full Description

#### Accommodation

Entrance to the property is via the front door, opening into the welcoming hallway. There is access to the downstairs cloakroom, large storage cupboard housing the pressurised water system, stairs to the first floor and doorway into the living accommodation. The ground floor living area is beautifully presented and was re-modelled a few years ago. The kitchen offers plenty of modern wall and base units for storage, a front aspect window and porthole providing light into and from the hallway. There is a built-in fridge/freezer, washing machine, dishwasher, hob with extractor fan and eye level Neff oven and





This modern townhouse has been re-modelled by the current owners to include open-plan living area/kitchen with bi-fold doors opening into the garden.



grill. The large breakfast bar provides plenty of space for dining and entertaining whilst offering a separation between the kitchen and living room. There is a useful built-in storage cupboard to one corner and plenty of space for furniture, bi-fold doors give access and perfectly frame the view over the garden.

From the hallway, stairs rise and turn to the first floor landing with doors opening to the following room. Bedroom two (currently used as the master bedroom), is a lovely sized double bedroom with built-in wardrobe and a Juliet balcony overlooking the rear garden and beyond. Bedroom three is also on this level and is another excellent sized double bedroom with further built-in wardrobe. The shower sits between both bedrooms and is beautifully appointed with a large walk in shower to one side of the room, low level WC and wash hand basin with plenty of vanity storage including a tall cupboard and a storage unit topped with Portland stone.

From the first floor landing, stairs rise to master suite. This beautiful sized room would make a perfect master bedroom or an ideal guest room. Far reaching views over fields and out to sea can be enjoyed from the rear aspect. The room itself is a lovely sized double bedroom with floor to ceiling built-in wardrobe space and door to the ensuite shower room. The generous sized en-suite has a large shower cubicle, low level WC and wash hand basin.

#### Outside

This pretty and quiet development of just 5 houses is set at the bottom of Thumb Lane, just off Weston Street. There is a bin store and further covered storage to the front of the house, There is allocated off-road parking for two cars and further space for visitors. To the side of the development is a pretty copse and shared lawned area, aswell as seating areas to the front of the house to take in the peaceful setting and listen to the local bird song. There is side access either side taking you to the rear access of your own garden. The rear garden is a private and enclosed space, mainly laid to gravel and patio for ease and space for a good sized shed there is plenty of space for garden furniture.







## Location

The property is located in a tucked away position close to amenities at Weston & 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 C.

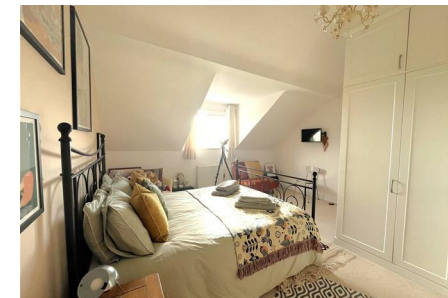
Services: - Gas central heating. Mains electric & drainage.

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.



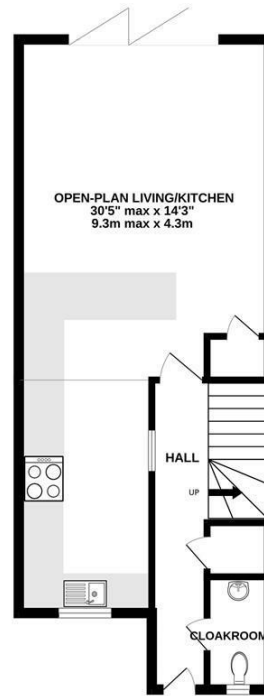
Views over fields and out to sea can be enjoyed from upper floors. There is a private rear garden as well as a copse and lawn area for private use of this small development.



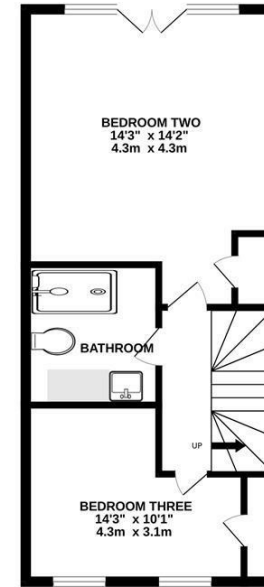


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

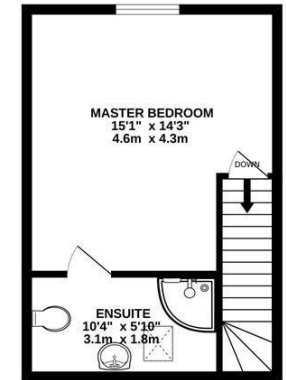
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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