



Rip Croft | Southwell | Portland | DT5 2EE

Guide Price £219,000

BEAUMONT  JONES

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This well presented two bedroom semi-detached house is located in the popular Southwell area of Portland. With a sunny south facing rear garden and off road parking to the front, the accommodation inside includes a porch, living room, kitchen/breakfast room with patio doors into the garden, two bedrooms and refurbished bathroom.

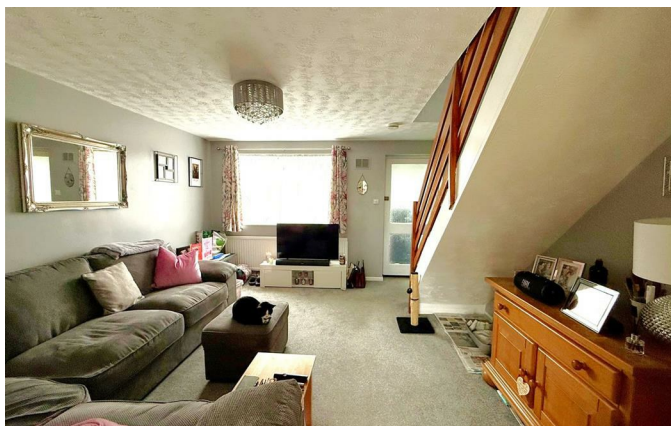
- Two Bedroom Semi-Detached House
- Sunny South Facing Rear Garden
- Off-Road Parking/Driveway
- Popular Location of Southwell
- Modern Kitchen/Breakfast Room
- Refurbished Bathroom

Full Description

Accommodation

Entrance to the property is via the front door opening into the porch with space for hanging coats and further door into the living room. The living room is a spacious room with front aspect window and plenty of space for furniture, from here a door leads through to the kitchen/breakfast room. The modern high gloss kitchen offers plenty of wall and base units for storage. There is space for an oven, fridge/freezer and washing machine along with space for a breakfast table. There are patio doors from here opening into the garden.

Returning to the living room, stairs rise to the first floor landing with useful airing cupboard (housing the boiler) and access to the remaining accommodation. Bedroom one is a good sized double bedroom with front aspect window, large storage cupboard and plenty of space for furniture. Bedroom two is a compact double bedroom or good sized single bedroom



A modern two bedroom semi-detached house with south facing rear garden and off-road parking.



with rear aspect window. The bathroom offers a white suite include bath with shower over, low level WC and wash hand basin with newly fitted modern hygiene cladding.

Outside

The front garden is laid to lawn for ease with parking to one side. There is a wide side access with space for a shed and side access with gate into the rear garden. There is also potential to extend the current accommodation into this space (subject to the necessary consents). The rear garden has a patio area abutting the kitchen and a few steps down to a lawn area.

Location

The property is located in the popular location of Southwell on the Isle of Portland. Portland is known for its spectacular cliffs, small cove beaches and breathtaking views. 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 B.

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

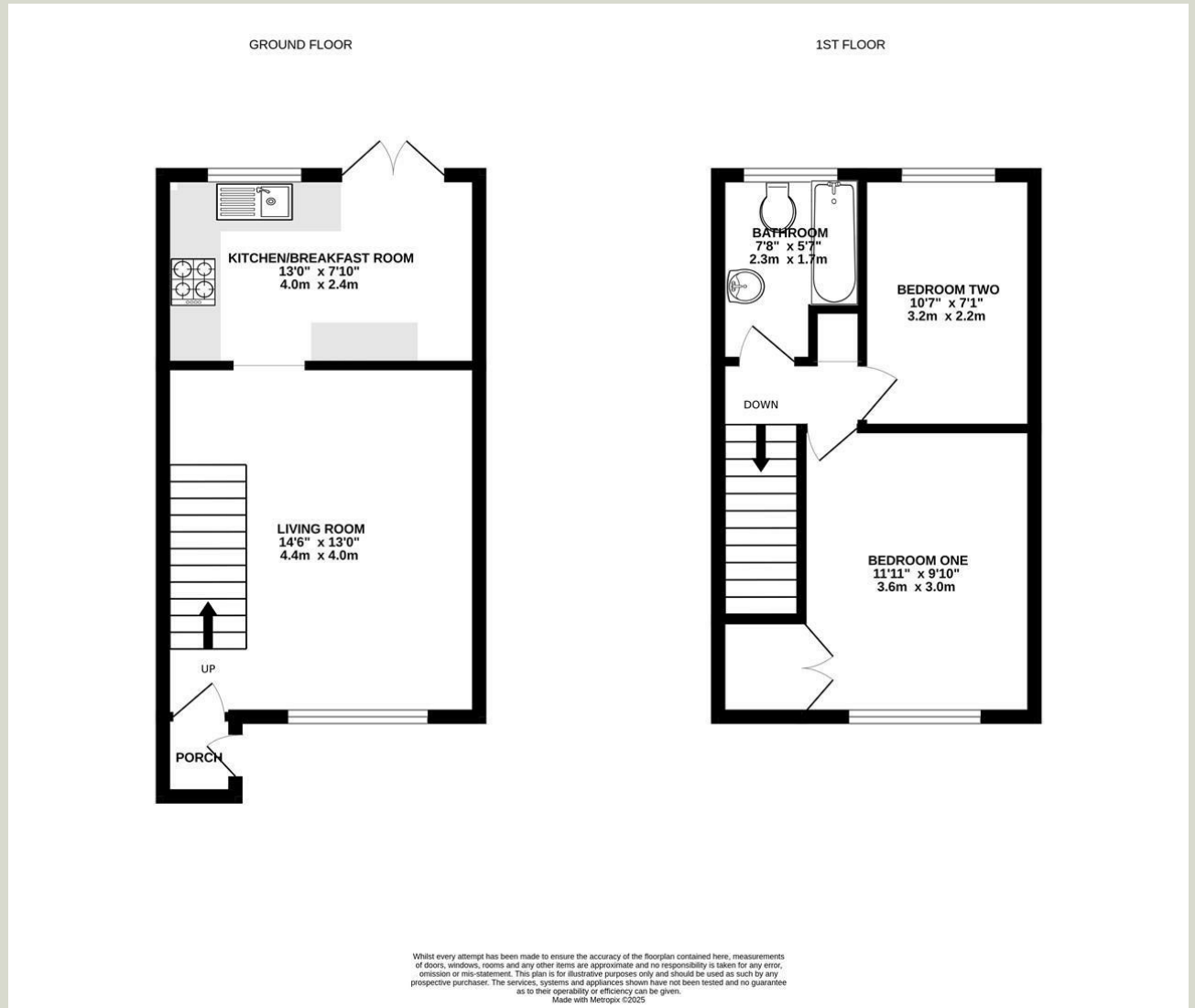
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

We value more than your property



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