



Weston Street | Weston | Portland | DT5 2DG

£240,000

BEAUMONT  JONES

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Portland | DT5 2DG
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We are delighted to offer this well presented three bedroom terraced home situated within the popular location of Weston, Portland. The property boasts a driveway providing off road parking for up to two vehicles, good sized rear garden, spacious living room, kitchen, three bedrooms, stunning sea views from master bedroom, generously sized lean to and bathroom. This would make an excellent first time purchase/downsize, viewing is a must to be appreciated.

- Three Bedroom House
- Perfect First Time Purchase/Downsize
- Great Sized Rear Garden
- Driveway for Two Vehicles
- Stunning Sea Views from the Master Bedroom
- Well Presented Throughout

Full Description

Entrance into the property is via a front aspect double glazed UPVC door leading into a hallway with stairs rising to the first floor and a door leading through to a spacious living room offering a front aspect double glazed window, electric fireplace, wall mounted radiator and a further door into the kitchen. The kitchen offers a range of eye and base level units, space for a fridge/freezer, oven with extractor fan over, tiled splashback around work surfaces, two rear aspect double glazed windows, double glazed UPVC door opening into the lean to and a further door to the inner hallway. From the inner hallway there is access to the understairs cupboard



This well-presented home is situated within Easton, Portland offering a good sized rear garden and a block paved driveway providing off road parking for up to two vehicles.



and an opening into the bathroom. The bathroom has partially tiled walls, bath with shower attachment, low level WC, wash hand basin with pedestal, heated towel rail, extractor fan and a rear aspect double glazed window. Returning to the lean to which is a great space and currently being used as a workshop area as well as offering space and plumbing for a washing machine, two double glazed rear aspect windows and a double glazed wooden door leading to the rear garden.

The first floor has a landing area with loft access via a hatch, with doors leading through to the three bedrooms. The master bedroom is a generous sized double offering a front aspect double glazed window boasting lovely sea views, built in wardrobe and a wall mounted radiator. Bedroom two is a further double with a rear aspect double glazed window overlooking the rear garden, wall mounted radiator and a storage cupboard housing the recently fitted combination boiler. The third bedroom is a single with a rear aspect double glazed window and a wall mounted radiator.

Outside

The lovely rear garden is a good size with a patio area abutting the property creating the perfect spot for a table and chairs. Pathway leads down the garden with a stone shingled area, planted shrub and flower area with an additional laid to lawn area at the bottom of the garden. The rear garden is fence and wall enclosed with rear access. To the front of the property there is a driveway creating parking for two cars in tandem, mature shrubs and plants create separation from the driveway to the front patio area.

Location

The property is located in a tucked away position close to





amenities at Weston 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 B.

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.



This would make an excellent first time purchase with local amenities within close proximity.

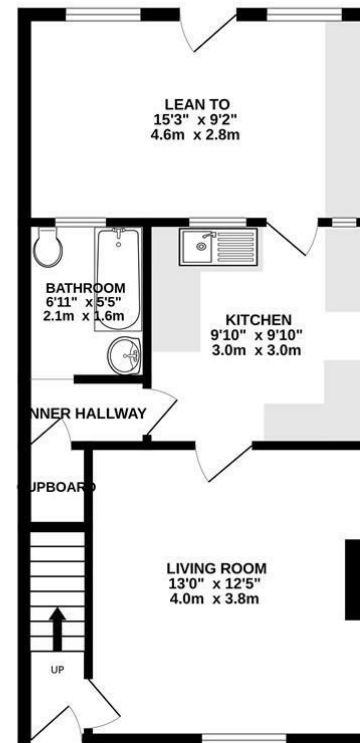




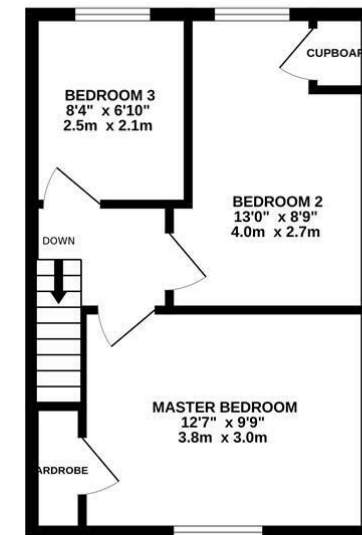
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
England & Wales		
	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 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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