

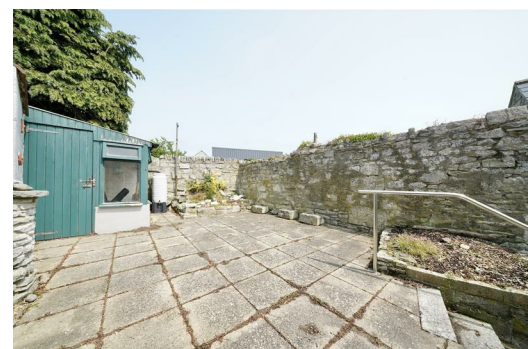


Instinct Guides You



## Wakeham, Portland, DT5 1HW £250,000

- Offered With No Onward Chain
- Nearby Cycle Routes
- Walking Distance To Coastal Walks
- Easy Access To Bus Routes
- Minutes From Church Ope Cove
- Two Double Bedrooms
- Close Proximity To Historic Sites
- Ideal First Time Purchase
- Three Storey Cottage



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Offered with NO ONWARD-CHAIN, this charming three-storey cottage Located in the heart of Wakeham, Portland offers spacious and beautifully finished interiors just moments from stunning coastal walks and dramatic cliffside views. Featuring two generously sized double bedrooms, a modern fitted kitchen, and a rear garden, the home is ideally placed for access to local shops, schools and the picturesque Church Ope Cove. Character features blend seamlessly with tasteful modern upgrades, creating an ideal setting for relaxed coastal living.

The front door opens into a bright and airy living room, complete with large window and character fireplace. This leads through to the central dining room, which benefits from under-stair storage and provides access to the rear kitchen. The kitchen has been updated with contemporary shaker-style cabinetry, wood-effect worktops, integrated oven and ample natural light from the dual aspect windows. A door leads out to the enclosed rear garden, a low-maintenance space ideal for outdoor seating and access to the rear service path.

Stairs rise from the dining area to the first floor landing. At the front sits a spacious principal bedroom with fresh décor and plenty of natural light. To the rear is a modern family bathroom featuring a full-sized bath with overhead shower, WC, wash basin and stylish tiling. The staircase continues to the second floor, where a large double bedroom occupies the entire top level, flooded with light from multiple Velux-style windows. This flexible space offers potential for a guest room, home office or additional living area.

This property presents a rare opportunity to acquire a well-appointed period home in one of Portland's most sought-after residential areas, within walking distance of coastal scenery and historic charm.

**Living Room 14'2" x 10'9" (4.33m x 3.28m)**

**Dining Room 10'9" x 8'2" (3.3m x 2.5m)**

**Kitchen 13'10" x 4'5" (4.23m x 1.35m)**

**Bedroom One 14'4" x 10'9" (4.38m x 3.28m)**

**Bedroom Two 16'0" x 11'5" (4.9m x 3.5m)**

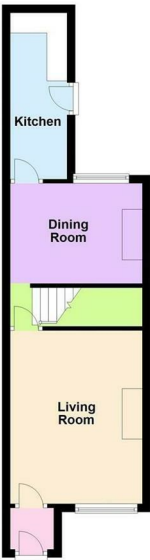
**Bathroom 2.9m x 1.7m**



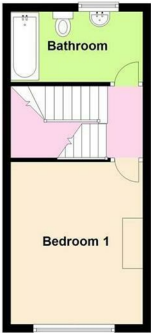




Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		49	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	