



Connells

Thumb Lane  
PORTLAND



### Property Description

An impressive three bedroom end of terrace home, within in a small development of five properties set off Weston Street, Portland.  
The accommodation arranged over three floors which enjoys sea views from the Master Bedroom. It has an open plan lounge/dining/ and well appointed Kitchen area with built-in appliances. Outside is a pleasant rear garden with side gated access. There are two parking spaces, large communal gardens, additional parking for visitors and a bin store for convenience.

#### Entrance

Composite glazed door leading into: -

#### Hallway

Coving. Skirt boarding, Insert spot lighting. Stairs rise to the first floor. Storage cupboard. Wall mounted radiator. Thermostat.

#### Wc

Suite comprising close coupled WC and wash hand basin. Front aspect double glazed window.

#### Kitchen

7' 4" x 13' 2" (2.24m x 4.01m)

Fully fitted kitchen with a range of wall a base unit with work surfaces and tiled surrounds, range of built-in appliances including four burner gas hob, eye level double oven, cooker hood, built-in fridge/freezer, dishwasher and automatic washer/dryer, concealed boiler, ceramic tiled floor, double glazed window to front, wall mounted radiator. Inset spot lighting,

#### Lounge

19' 4" x 14' 2" (5.89m x 4.32m)

French doors and windows to rear garden. Wall mounted radiator. Skirt boarding. Coving. Carpeted. Opening into under stair cupboard. Inset spot lighting. Television point.

#### First Floor

#### Landing

Carpeted. Skirt boarding. Coving. Stairs rise to the second floor. Doors leading into: -

#### Bedroom Two

16' 9" x 14' 1" (5.11m x 4.29m)

French doors to rear balcony with wrought iron balustrade which enjoys distant sea views. Skirt boarding. Wall mounted radiator.



### Bedroom Three

10' 1" x 11' 8" Max (3.07m x 3.56m Max)  
Two front aspect double glazed windows.  
Built-in cupboard. Wall mounted radiator. Skirt  
boarding.

### Bathroom

Suite comprising paneled bath with shower  
over, pedestal wash hand basin, close  
coupled WC, and wall mounted chrome  
heated towel rail. Extractor fan. Electrical  
shaver point. Inset spot lighting.

## Second Floor

### Landing

Carpeted. Coving. Door leading into: -

### Master Bedroom

14' 1" x 15' 1" (4.29m x 4.60m)  
Rear aspect double glazed window which  
enjoys far reaching sea views. Wall mounted  
radiator. Skirt boarding. Door leading into: -

### En Suite

White suite comprising shower cubicle, wash  
hand basin, close coupled WC. Velux  
window. Extractor fan. Wall mounted chrome  
heated towel rail.

## Outside

### Front Garden

Beautifully landscaped area with a variety of  
planting, shrubs, and paved areas.

### Rear Garden

Beautifully landscaped fully enclosed area  
garden with a variety of planting, shrubs, and  
paved areas. Side gated pedestrian access.  
Shed for garden storage.

### Two Allocated Parking Spaces

The property has two allocated parking  
spaces to the front of the property.

### Communal Gardens

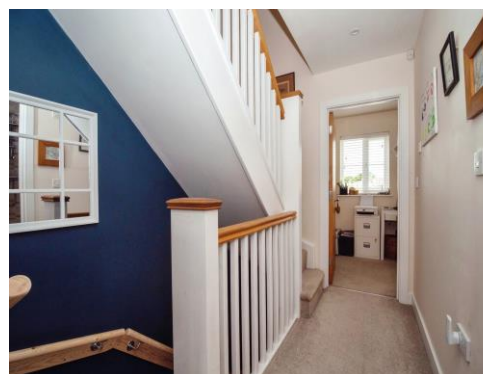
Large, grassed area with planting and patio  
which is for communal use for the  
development.

### Management Fee

The residents pay a management fee of £25  
per month to cover communal lighting, bin  
store and maintenance of communal garden  
and areas.

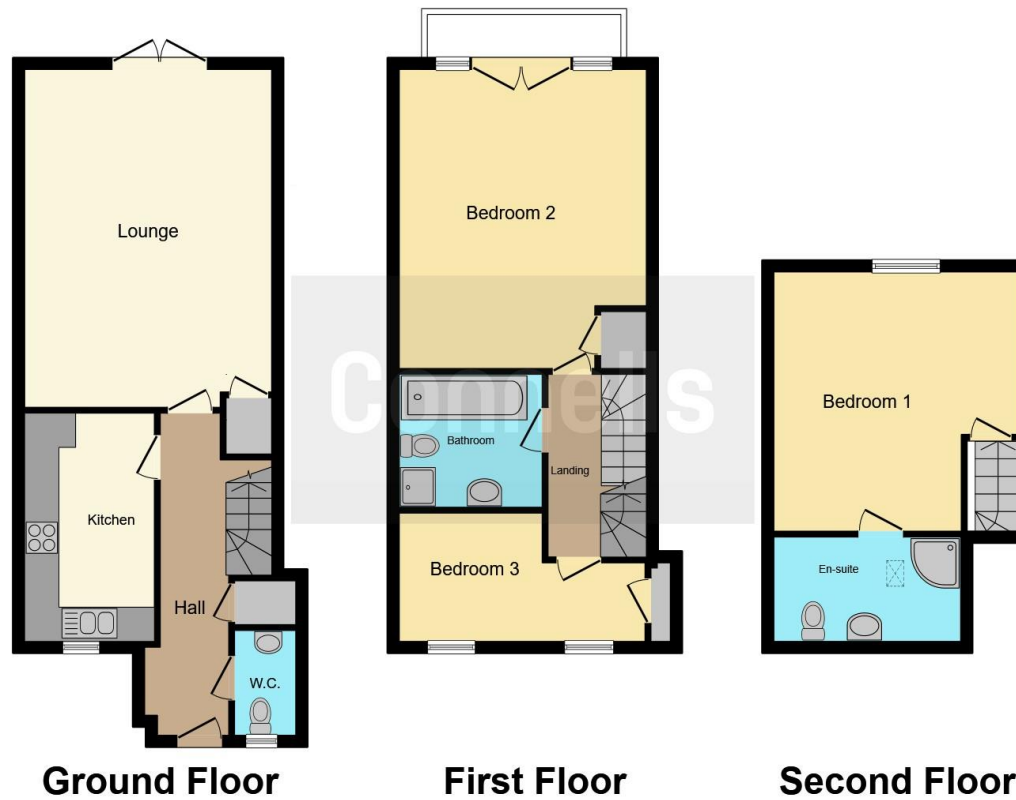
### Council Tax Band

Band C









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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WEY308450](http://connells.co.uk/Property/WEY308450)**

Tenure: Freehold



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