



Pound Piece, Portland DT5 2EY

welcome to

Pound Piece, Portland

We are delighted to offer a very well presented three bedroom family home sat on a large corner plot within Weston, Portland. The property offers a large driveway providing off road parking, double garage, kitchen/diner, conservatory, downstairs cloakroom and a large rear garden. Viewing is a must.



Porch

Entrance into the property is via a double glazed porch with dual aspect windows, wall mounted heater and a further double glazed door leads into the hallway.

Hallway

Stairs rise to the first floor with a built in under stair storage cupboard. Doors off the hallway leads to the downstairs accommodation.

Cloakroom

Front aspect double glazed window, low level WC and a wall mounted wash hand basin.

Lounge

13' x 11' 9" (3.96m x 3.58m)

Rear aspect double glazed sliding patio doors leads into the conservatory and a feature fireplace.

Conservatory

11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed conservatory with dual aspect windows, side aspect sliding patio doors leading out onto the rear garden, glass roof, power points and a wall mounted radiator.

Kitchen / Diner

19' 3" x 10' 2" (5.87m x 3.10m)

This beautiful modern kitchen/diner is a generous size with a front aspect double glazed window, rear aspect double glazed sliding patio doors leading out onto the rear garden, eye and base level units with work surfaces over, space for a Rangemaster cooker, integrated dishwasher, space and plumbing for a washing machine, tumble drier and American fridge/freezer.

First Floor Landing

Two front aspect double glazed windows, loft access via a hatch, built in cupboard housing the gas boiler and doors lead to three bedrooms and family bathroom.

Bedroom 1

11' 1" x 11' 8" (3.38m x 3.56m)

Rear aspect double glazed window and a double built in wardrobe.

Bedroom 2

10' 4" x 10' 3" (3.15m x 3.12m)

Dual aspect double glazed windows and a double built in wardrobe.

Bedroom 3

8' 6" x 6' 8" (2.59m x 2.03m)

Dual aspect double glazed windows.

Bathroom

Two front aspect double glazed windows, modern suite comprising L-Shaped panel enclosed bath with a wall mounted mixer shower over, vanity wash hand basin and a low level WC.

Outside

Large enclosed Westerly facing fence enclosed garden mainly laid to lawn with a patio area. Access into the double garage via a double glazed door, there is a side garden area which is also fence enclosed laid to block paving. The front of the property offers a block paved driveway providing off road parking for several vehicles.

Double Garage

19' 5" x 16' 1" (5.92m x 4.90m)

Electric up and over door with power points, lighting, rear aspect double glazed window and a rear aspect double glazed door leading out onto the rear garden.

Location

The property is located close to local amenities and beautiful coastal walks. There is a regular bus service to Weymouth Town Centre. This property would make an excellent family home with lots of things to do around Portland.



view this property online fox-and-sons.co.uk/Property/WMT106107



welcome to

Pound Piece, Portland

- Three Bedroom Family Home
- Well Presented Throughout
- Corner Plot
- Double Garage & Driveway
- Modern Kitchen/Diner

Tenure: Freehold EPC Rating: C

offers over

£325,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WMT106107



Property Ref:
WMT106107 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01305 783488



Weymouth@fox-and-sons.co.uk



31 St. Thomas Street, WEYMOUTH, Dorset, DT4 8EJ



fox-and-sons.co.uk