

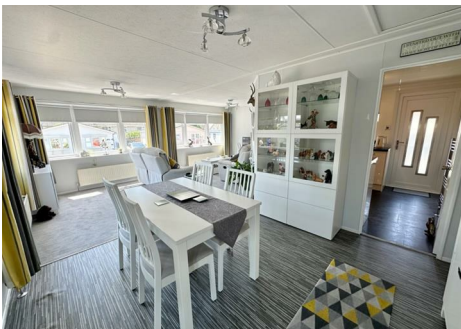


Instinct Guides You



Weston Road, Portland £190,000

- Beautifully Presented Throughout
- Attractive Open Plan Living
- Spacious Modern Kitchen
- Bathroom & En-suite
- Low Maintenance Garden
- Weston Portland
- Close To Bus Route & Amenities
- Attractive Walks Nearby



Registration No. 08079158 Directors / Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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This well-presented two-bedroom park home offers a blend of comfort and modern living, perfect for those seeking a relaxed and convenient lifestyle. The property offers an open plan, bright spaces, and manageable small garden.

The home benefits from access on both sides with a main entrance opening into the heart of the home, a spacious dual-aspect lounge/diner. Two bay windows illuminate the space beautifully. This well-presented room offers ample space for a range of furnishings and offers a versatile layout.

The kitchen adjacent boasts contemporary cabinetry, sleek countertops, and built-in appliances, including a built-in oven, a modern hob, and a stylish extractor fan. A door opens to the rear side of the home and runs around the circumference of the plot.

Bedroom one is a well-proportioned room featuring generous built-in wardrobes and large windows that offer plenty of natural light. It includes a luxurious en-suite bathroom, complete with a modern shower, elegant fixtures, and tasteful tiling.

The second bedroom is equally well-proportioned and versatile, perfect for accommodating guests, setting up a home office, or a second reception room. Adjacent to this bedroom is a well-designed family bathroom, equipped with a bathtub, a vanity unit, and contemporary fittings.

Outside the plot has room for a range of potted plants and storage units, positioned in a pleasant spot in the park.



Room Dimensions

Living/Dining Room 19'10" max x 19'6" max (6.07 max x 5.96 max)

Kitchen 10'0" + recess x 9'1" (3.07 + recess x 2.78)

Bathroom 6'3" x 5'4" (1.93 x 1.63)

Bedroom One 9'5" x 9'2" + wardrobe (2.88 x 2.81 + wardrobe)

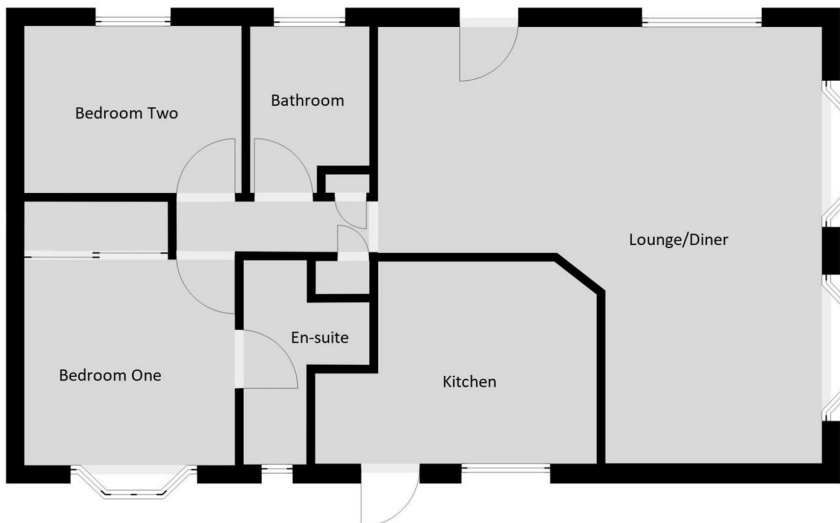
Bedroom Two 9'8" x 7'5" (2.97 x 2.28)

Service Charge/Park Fee's

The vendor informs us that the service charge is approximately £181.49 per month and is reviewed yearly, there is an age restriction of over 55 years of age, and pets are allowed however replacement pets are not permitted.



We recommend details are verified by your solicitor before incurring any additional costs.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.