



Instinct Guides You



Portland Crescent, Weymouth Guide Price £290,000

- No Onward Chain
- Parking and Garage
- Generous, Mature Garden
- Thoughtfully Extended
- Two Reception Rooms
- Could Benefit Some Modernisation
- Proximity to Weymouth Town and Harbour
- Backs onto Open Space



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Enjoying enviable proximity to Weymouth's town and picturesque harbour and offered with no onward chain, this EXTENDED family home boasts spacious accommodation throughout - supplemented by a generous mature garden. The property borders an attractive popular greenspace and benefits from a range of amenities nearby.

The home is fronted by attractive bow windows and a porch, conveniently adjacent to the parking and garage. Beyond the porch, the living room utilises its' features, accentuating light and space. The remainder of the downstairs accommodation comprises of kitchen and an extended lounge/diner.

The lounge/diner enjoys superb proportions, to enhance the space and versatility with views of the mature gardens - formulating a cohesive social and entertaining space with convenient positioning adjacent to the kitchen.

Upstairs, the floor boasts impressively proportioned rooms. Bedroom One is a spacious double with a feature bow window adding a touch of character and excellent natural light; In addition, bedroom two is a further double with integral storage and views over the garden and recreational space behind. The floor is complete by Bedroom Three and a family bathroom - comprising bath and shower as well as toilet and basin.

Externally, the home boasts a mature garden with an array of plants and shrubs creating an attractive, diverse space. The home also boasts a garage and parking with adjacent side access.

Room Dimensions

Sitting Room 13'8" into bay x 12'5" max (4.17m into bay x 3.81m max)

Lounge/Diner 22'2" max x 10'11" max (6.76m max x 3.35m max)

Kitchen 10'0" x 7'8" (3.05m x 2.36m)

Bedroom One 13'6" x 10'0" (4.14m x 3.05m)

Bedroom Two 12'0" x 10'2" (3.66m x 3.12m)

Bedroom Three 8'9" x 8'7" (2.69m x 2.64m)



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	79

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	79

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