



AUSTIN 
ESTATE AGENTS

Artist Row

Fortuneswell

Portland

Dorset

DT5 1NQ

£210,000

SUMMARY

- End Terrace House
- Two Double Bedrooms
- Fitted Kitchen
- Light & Airy Lounge
- Family Bathroom
- Double Glazing & Gas Central Heating
- Driveway & Carport
- Rear Garden
- No Onward Chain
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Lounge 14' 11" max x 9' 4" (4.55m max x 2.85m)

Kitchen 11' 0" max x 10' 0" max (3.35m max x 3.05m max)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 2" x 15' 5" (3.10m x 4.70m)

Bedroom Two 10' 10" x 14' 7" (3.30m x 4.45m)

Bathroom 8' 0" x 6' 5" (2.45m x 1.95m)

OUTSIDE

Driveway & Carport

Rear Garden

THE PROPERTY

We are delighted to present to the market this two bedroom, end of terrace property, which is being offered for sale with no onward chain. The property offers spacious accommodation, double glazing, gas central heating, off-road parking and a delightful rear garden.

A double glazed entrance door gives access to the lounge, a bright and airy room from dual aspect double glazed windows to front and side aspects, with a focal fireplace and a useful storage cupboard. An opening leads to the kitchen, which is fitted with a range of eye level and base units with integral stainless steel extractor canopy and space for kitchen appliances including cooker, fridge freezer and plumbing for a washing machine. Two double glazed windows overlook the rear garden whilst providing excellent natural light.

The first floor landing hosts doors to the two double bedrooms and bathroom. Bedroom one is situated to the rear of the property and benefits two double glazed windows overlooking the rear garden, as well as a built-in wardrobe plus an additional storage cupboard housing a modern gas central heating boiler. At the front of the property, bedroom two is a good size double with a double glazed window. The bathroom comprises a pedestal wash hand basin, low-level WC, panelled bath with shower attachment over and shaver point with an obscure double glazed window to the front aspect. The vendor informs us that the loft space, which is accessed from the first floor landing, is partially boarded and offers generous proportions including head height.

Externally, to the front of the property, an independent driveway to the front and side of the property provides off-road parking. Access through the covered carport leads directly to the rear garden benefiting from a patio area with the remainder laid to lawn. There is a possibility of further parking opportunities, subject to the relevant planning permissions.

The property is situated in Fortuneswell. Access to Chesil Beach offering delightful coastal walks is a short stroll away with local shops and amenities close by, including bus routes to surrounding areas. The wonderful facilities at the National Sailing Academy, Portland Harbour and Osprey Quay Marina are a short drive away.

For further information, or to make an appointment to view this property, please contact Austin Estate Agents.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A TENURE: Freehold

Austin Estate Agents 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.