



AUSTIN 
ESTATE AGENTS

Shortlands

Portland

Dorset

DT5 2LG

£230,000

SUMMARY

- Terraced Home
- Two Double Bedrooms
- Light & Airy Lounge
- Modern Fitted Kitchen / Diner
- Contemporary Shower Room & Separate WC
- Double Glazing
- Gas Central Heating
- Low Maintenance Front & Rear Gardens
- Larger than Average Detached Garage
- Close to Local Shops & Amenities





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Porch 4' 6" x 6' 1" (1.37m x 1.86m)

Lounge 16' 6" x 12' 1" (5.04m x 3.68m)

Kitchen / Diner 13' 3" max x 12' 4" max (4.05m max x 3.75m max)

FIRST FLOOR

First Floor Landing

Bedroom One 16' 6" x 9' 1" plus recess (5.02m x 2.78m plus recess)

Bedroom Two 7' 5" x 11' 7" (2.27m x 3.53m)

Shower Room 5' 7" x 9' 1" (1.69m x 2.77m)

WC

OUTSIDE

Front Garden

Rear Garden

Garage 15' 10" x 16' 6" (4.83m x 5.02m)



THE PROPERTY

We are delighted to offer for sale this terraced family home. The property enjoys two double bedrooms, light and airy lounge, modern fitted kitchen / diner, contemporary shower room and separate WC with double glazing and gas central heating throughout. Externally, the property benefits from low maintenance gardens to the front and rear and a detached, larger than average garage.

From the enclosed entrance porch, access is gained into the spacious lounge with a large double glazed window to the front aspect giving the room an abundance of natural light and pleasant views of the front garden. Two doors at the rear give access to a large storage cupboard and an inner hallway where stairs ascend to the first floor. This area flows into kitchen / diner. The kitchen is fitted with an extensive range of matching 'shaker style' eye level and base units, integral four ring gas hob, electric oven and concealed extractor. There is ample space for domestic appliances as well as a family dining table. A double glazed window and door overlook and lead to the rear garden.

The first floor landing hosts doors to the two bedrooms, shower room, WC and storage cupboard. Bedroom one is situated to the front aspect and spans the width of the property. A recessed area provides an ideal space for storage. Bedroom two is another good sized double room with a rear aspect window and fitted wardrobes. The shower room is contemporary in design and comprises a vanity wash hand basin and double independent shower cubicle. Adjacent to this room is the separate WC. Both rooms have opaque double glazed windows to the rear.

Externally, the front garden is mainly laid to shingle and artificial grass with a pathway to the property entrance. The rear garden is also low maintenance, with a block paved patio area abutting the property; a pergola provides much needed shade on a sunny day. The remainder is laid to artificial grass with planted borders. At the end of the garden is a larger than average garage, with plenty of space for a vehicle as well as additional storage. The garage can be accessed by a personal door from the garden or a large roller shutter door to the front.

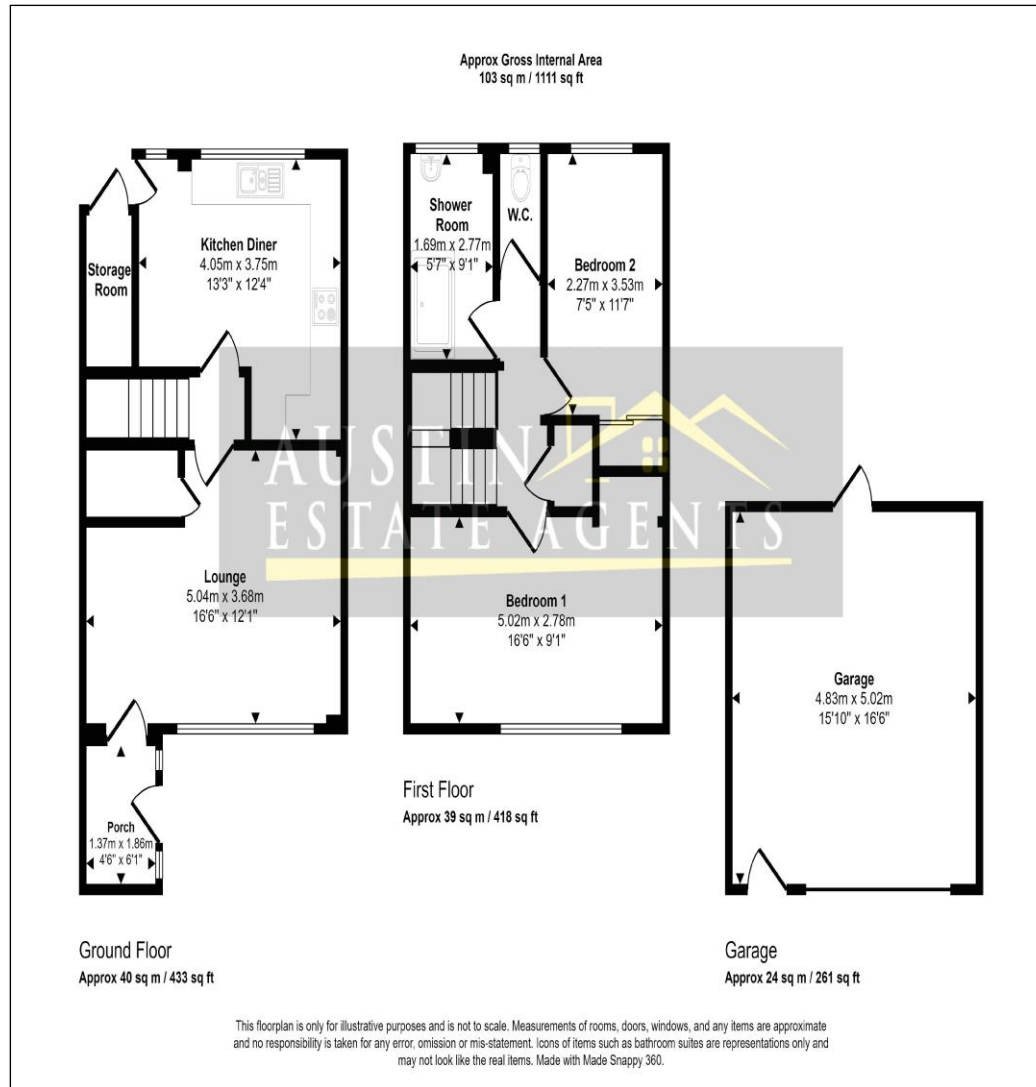
Situated close by to local shops and amenities in both Weston and Easton, including bus route to surrounding areas. Delightful coastal walks are nearby along the World Heritage Coastline of the South West Coastal Path. The wonderful beach at Church Ope Cove is within easy walking distance.

For more information, or to make an appointment to view, please contact Austin Estate Agents.





FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX RATING: A

TENURE: Freehold

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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.