



41 Officers Field

£495,000

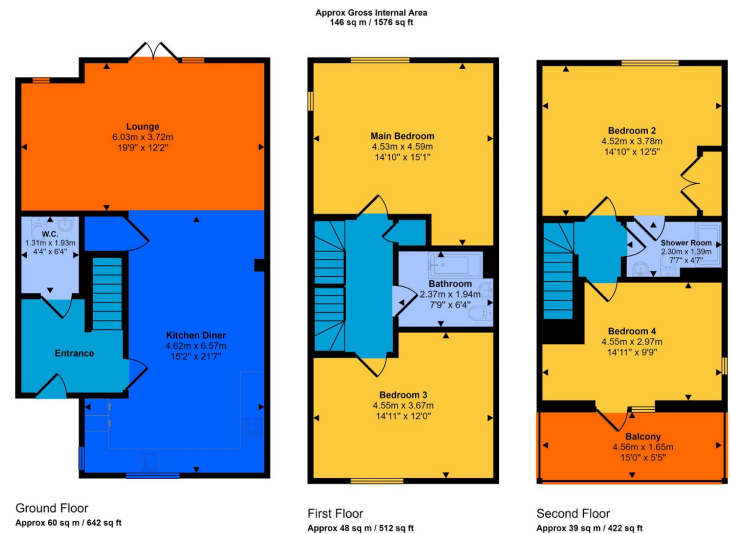
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- Four Double Bedrooms
- Moments To Beach
- Balcony
- Open Plan Ground Floor
- No Onward Chain
- Sea Views
- Southerly Aspect Garden
- Two Bathrooms
- Cloakroom
- Successful Holiday Let



We are proud to present to market this stunning **FOUR DOUBLE BEDROOM** family home boasting a **SOUTHERLY ASPECT GARDEN, BALCONY & SEA VIEWS**, superbly situated in the Olympic village at the base of the picturesque Isle of Portland! Offered with **NO ONWARD CHAIN**, this fantastic property brings the perfect blend of space style and convenience, being just **MOMENTS** from the **BEACH** and a short stroll to Bus Routes which service into the neighbouring, vibrant town of Weymouth and further!





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
41 Officers Field PORTLAND DT5 1LY	Energy rating C	Valid until: 19 February 2024
		Certificate number: 9219-3035-0202-0634-0209
Property type	Detached house	
Total floor area	204 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/0219-3035-0202-0634-0209/05070234>

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IMPORTANT NOTE
These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.