



Connells

Weston Park Homes Weston Road
Portland

Weston Park Homes Weston Road Portland DT5 2DE

for sale
£125,000



Property Description

Situated on a private and peaceful site on the Isle of Portland. This detached park home offers spacious accommodation throughout. This property offers a dual aspect, allowing an abundance of natural light to fill the room, while a door provides convenient access to the outside. Externally, the property enjoys its position on a private site, providing a sense of privacy and tranquillity, while still being conveniently located for local amenities and the dramatic coastal scenery the island is renowned for.

Entrance

Glazed upvc door leading into: -

Entrance Hall

Carpeted. Wall mounted radiator. Storage cupboard. Skirt boarding. Coving. Thermostat. Door leading into: -

Living Room / Dining Room

19' 6" x 15' 8" (5.94m x 4.78m)

Dual aspect double glazed bay windows. Front aspect double glazed patio doors. Carpeted. Skirt boarding. Coving. Three wall mounted radiators. Power points. Television point. Feature electric fire with surround.

Kitchen

12' 8" x 9' 7" (3.86m x 2.92m)

Fitted kitchen with a range of wall and base units incorporating a sink drainer with worksurfaces over. Electric hob with electric oven and cooker hood over. Space for fridge freezer and space for washing machine. Tiling. Power points. Wall mounted radiator. Side aspect double glazed window. Side aspect double glazed upvc door.

Bedroom One

12' 3" x 9' 9" (3.73m x 2.97m)

Rear aspect double glazed window. Carpeted. Power points. Wall mounted radiator. Skirt boarding. Coving. Double fitted wardrobes.

Bedroom Two

9' 8" x 8' 11" (2.95m x 2.72m)

Rear aspect double glazed window. Carpeted. Power points. Wall mounted radiator. Skirt boarding. Coving. Double fitted wardrobes.

Bathroom

Suite comprising panelled bath with shower over, WC and wash hand basin. Tiled walls. Carpeted. Wall mounted radiator. Side aspect double glazed window. Coving. Skirt boarding.



Outside

Garden

Gardens surround the property laid mainly to paving with raised pebble borders and flower beds to the sides, to the rear are borders with shrubs and climbers, paved steps.

Allocated Parking

Parking for two vehicles.

Service Charge

Service Charge/Park Fee's - The vendor informs us that the service charge is approximately £200 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.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

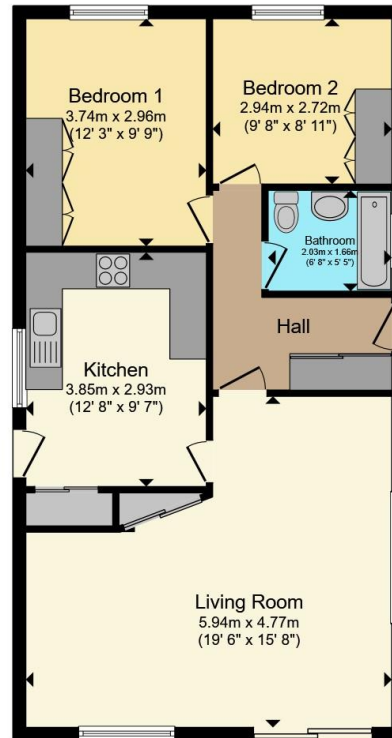
Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 69.9 m² (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01305 770 333
E weymouth@connells.co.uk

84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/WEY309659

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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