



4 Woolcombe Road, Portland – DT5 2HZ
£200,000



4 Woolcombe Road

Portland

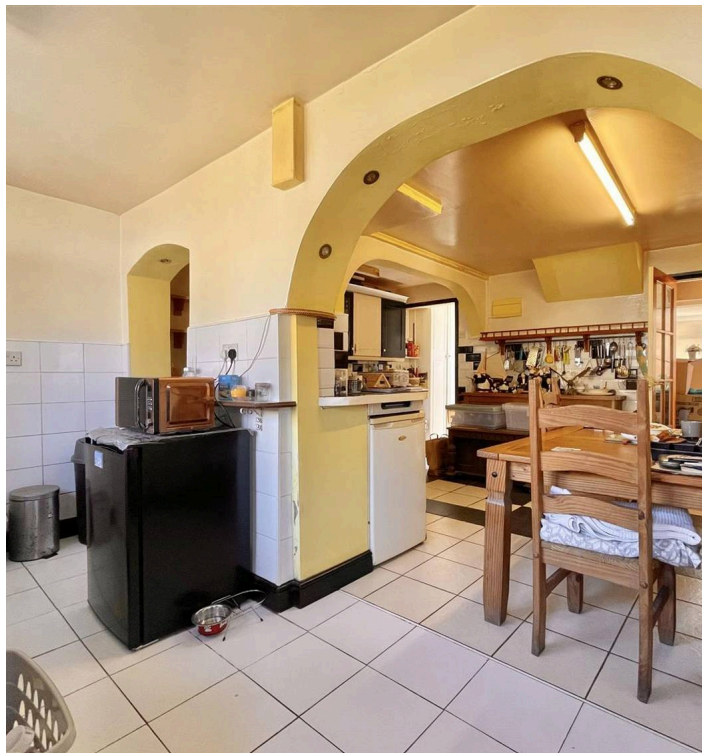
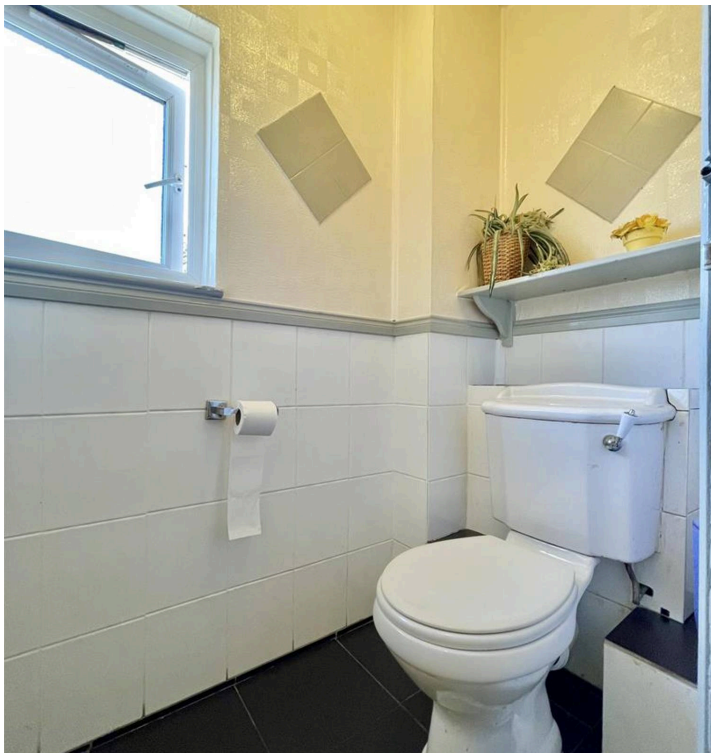
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Private landscaped garden
- Open plan kitchen and dining area
- French doors to garden
- Fireplace in living room
- Modern bathroom with natural light
- Spacious bedrooms with built-in storage
- Wooden flooring throughout
- Private patio with outdoor seating





Porch

9' 2" x 4' 3" (2.80m x 1.30m)

A triple-aspect porch providing excellent storage space, featuring an internal obscured window into the entrance hallway and a glazed-panel wooden front door.

Hallway

Stairs rise to the first-floor landing, with an obscured internal window into the porch. There is a door opening into useful under-stair storage, a wall-mounted thermostat, and a glazed-panel door opening into the living room.

Kitchen

18' 8" x 15' 5" (5.70m x 4.70m)

Lounge

16' 1" x 11' 10" (4.90m x 3.60m)

A spacious, light-filled living room featuring double glazed French doors opening onto the rear garden, wooden floorboards, a wall-mounted radiator, ceiling coving, picture rails, and a feature electric fireplace with wooden surround.

Landing

With wooden floorboards, a large storage cupboard housing the boiler, doors leading to all first-floor rooms, and loft access via a hatch.

Bedroom 3

11' 6" x 6' 7" (3.50m x 2.00m)

A front-aspect bedroom with a built-in wardrobe cupboard, ceiling coving, and a double glazed window.





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Bedroom 2

12' 10" x 8' 10" (3.90m x 2.70m)

A rear-aspect double bedroom with a double glazed window overlooking the rear garden. A door opens into built-in wardrobe space, and there is ample room for additional freestanding furniture.

Bedroom 1

15' 1" x 8' 2" (4.60m x 2.50m)

A generously proportioned front-aspect double bedroom with two double glazed windows and wall-to-wall built-in wardrobes concealed behind fitted doors.

Bathroom

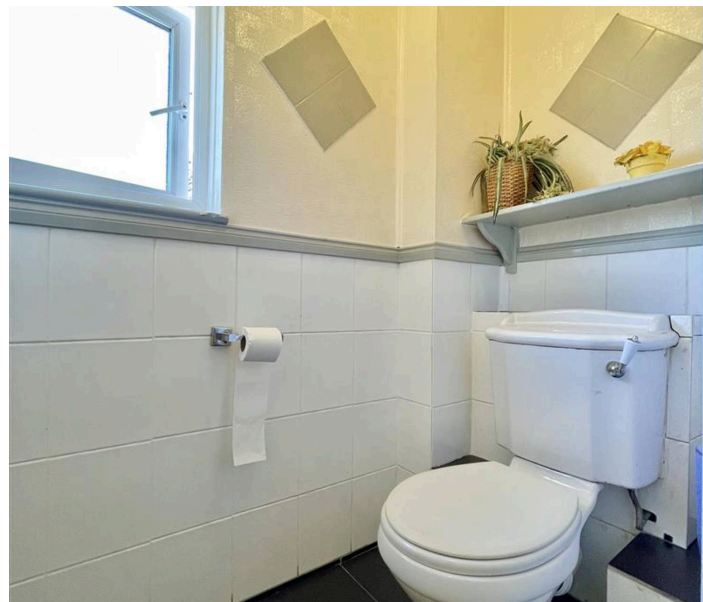
20' 4" x 5' 11" (6.20m x 1.80m)

A rear-aspect fully tiled bathroom featuring an obscured double glazed window, a wall-to-wall bathtub with stainless steel mixer tap and handheld shower attachment, and a hand wash basin with stainless steel taps.

Wc

5' 3" x 3' 3" (1.60m x 1.00m)

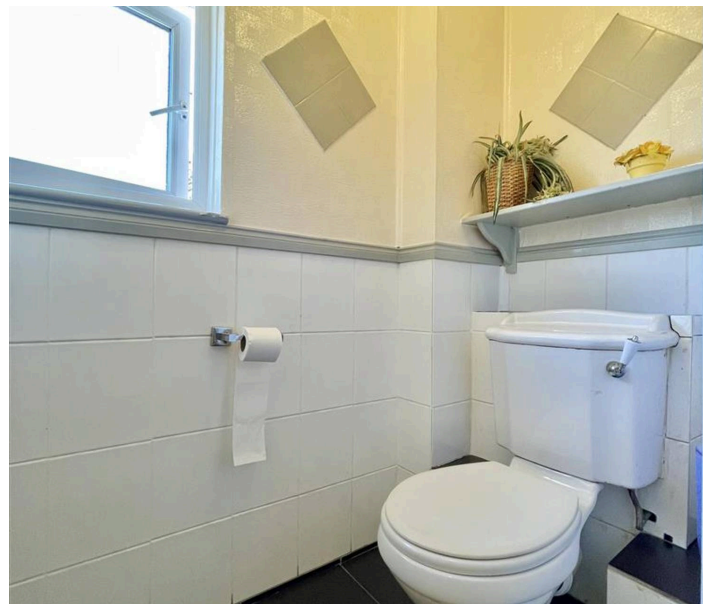
A rear-aspect partially tiled separate WC featuring an obscured double glazed window and a low-level WC.





GARDEN

A sunny rear garden, fully wall enclosed with a tiered patio including outbuilding with double glazed window and a wooden door providing access. Doors open from the kitchen and the living room and to the rear, a gate provides rear access into the garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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