



Instinct Guides You



Westcliff Road, Portland Offers Around £280,000

- Garage and Parking
- Southerly Garden
- Two Double Bedrooms
- Separate Utility Room
- Well Presented Throughout
- Large Conservatory
- Close Proximity to Amenities
- Cliffside Walks Nearby



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SOLD STC!

A well-presented bungalow with garage and southerly garden, enjoying enviable proximity to a range of amenities and nearby walks encompassing Portland's distinct cliffs. The home enjoys a large southerly conservatory and a separate utility room.

The property boasts a well-appointed kitchen with an array of units and space for appliances - a separate utility is conveniently positioned adjacent that acts as additional storage and subtle side entrance.

The hub of the home is the spacious lounge, enjoying a bright dual aspect, is found to the rear and has ample space for furnishings, flowing seamlessly into the large, south-facing conservatory. The conservatory is superbly proportioned spanning the majority of the rear of the home, enabling flexibility and additional accommodation. In addition, the home boasts two double bedrooms that both enjoy ample room for furnishings. The bathroom adjacent comprises a shower over, wash hand basin and w.c tied together with contemporary tiling.

Externally, the home enjoys a large wrap-around garden finished to an attractive low maintenance standard offering a level, of convenient access around the property. A large patio offers a superb space to entertain and enjoy the sun which currently hosts a large shed. Uniquely the property also has a large garage to the side with electric roller down and power outlets.



Room Dimensions

Lounge 15'7" x 9'10" (4.75 x 3.0)

Kitchen 8'8" x 7'6" (2.65 x 2.3)

Conservatory 25'7" x 7'7" (7.81 x 2.33)

Utility Room 9'2" x 4'7" (2.8 x 1.41)

Bedroom One 11'6" x 10'5" (3.51 x 3.2)

Bedroom Two 8'6" x 7'6" (2.6 x 2.3)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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