



Rufus Way | Portland | Dorset | DT5 1ED

**£190,000**

BEAUMONT  JONES

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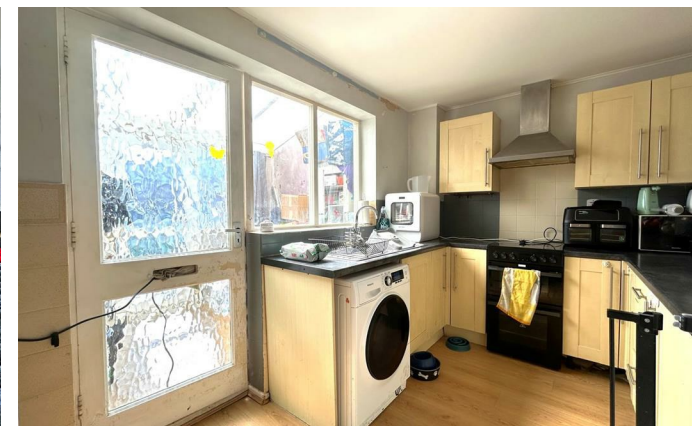
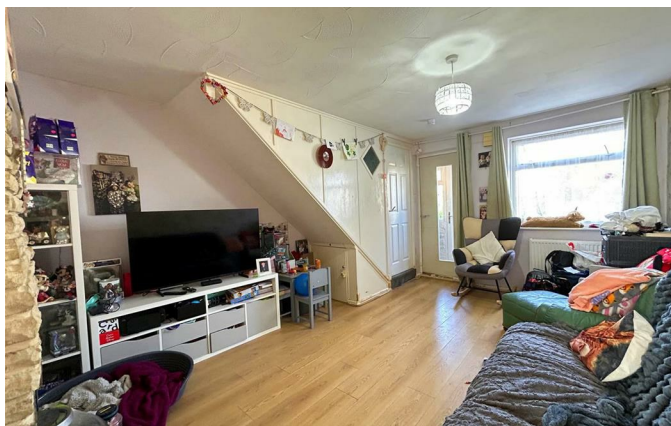
£190,000

Enjoying a southerly facing garden and garage within a block is this two bedroom home located in Portland. The home fronts a greens space and retains a storm porch entrance with additional rear sun room adding to the footprint. Contemporary kitchen and bathroom make this an ideal first time buy or investment purchase.

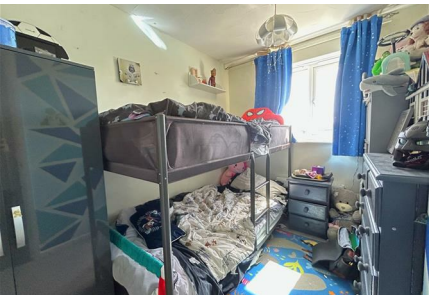
- Southerly Garden
- Fronting Green Space
- Recently Fitted Contemporary Bathroom
- Two Bedrooms
- Garage in Block
- Vehicular Rear Access
- Storm Porch Entrance
- Modern Fitted Kitchen

### Property Description

The property is located on a footpath, fronting green space to add a space of seclusion whilst providing a pleasant outlook. A storm porch entrance boards the home, stepping into the lounge. The lounge is a good size with additional floor space under the stairs, suitable for an array of furnishings. Adjacent is the kitchen, fitted with contemporary base and eye level units as well as offering ample counter-top space. The downstairs is complete by a sun room-style extension, making the most of the southerly aspect with patio doors to the garden.



Stylish two bedroom home with southerly garden and garage within a block. The property retains rear access for vehicles and a storm porch entrance.



Upstairs, the landing grants access to all rooms with Bedroom One fronting the home. The room is a spacious double with built-in storage above the stairs. Bedroom Two is a reasonably proportioned second room with the contemporary bathroom completing the upstairs rooms - fitted with bath, basin and toilet and finished with stylish white tiling.

Outside, the garden is low maintenance with artificial grass and initial patio for enjoying the southerly aspect. A rear gate leads to the track behind with vehicular access to the garage. The garage has an up-and-over door with ample room for storage.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band A.

Services: - Gas central heating. Mains electric & drainage.

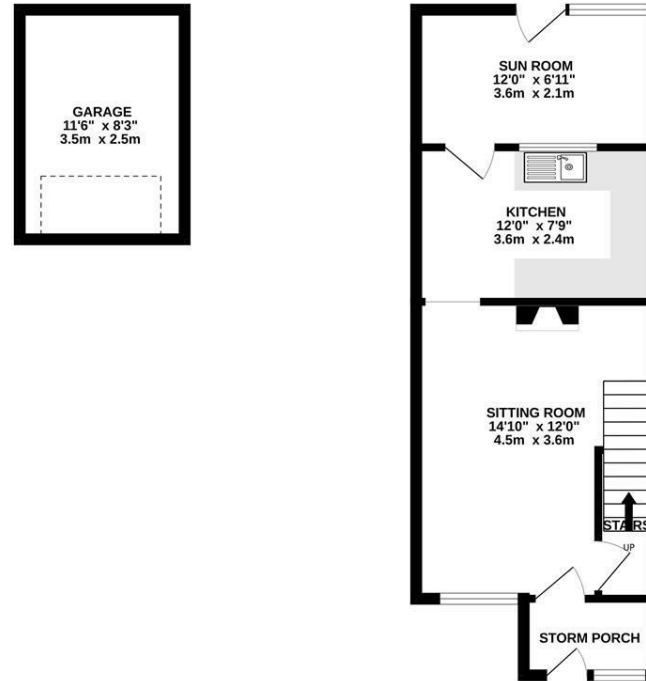
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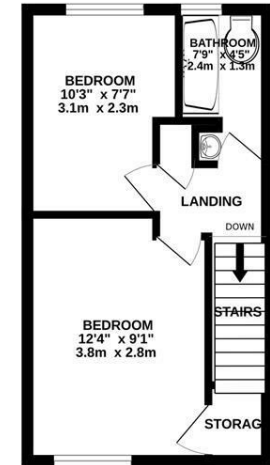


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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