



St. Pauls Road | Fortuneswell | Portland | DT5 1JX

Offers Over £225,000

BEAUMONT  JONES

**St. Pauls Road | Fortuneswell
Portland | DT5 1JX
Offers Over £225,000**

This deceptively spacious three bedroom end of terrace house is tucked away in Fortuneswell, Portland. Well presented through-out the accommodation includes; welcoming hallway, large living room, family friendly kitchen/diner with lean-to utility, three good sized bedrooms and modern bathroom. The enclosed rear garden offers some sea views from the raised patio area, rear access and lawned area.

- Spacious Three Bedroom End of Terrace House
- Located in Fortuneswell, Portland
- Well-Presented Through-out
- Large Living Room
- Spacious Kitchen/Diner with Patio Doors into the Garden
- Enclosed Rear Garden with Sea Views & Rear Access

Full Description

Accommodation

Entrance to the property is via the front door opening into a welcoming wide hall with stairs to the first floor, storage cupboard and access to the following rooms. The living room is a lovely sized room with front aspect window and focal fireplace. The kitchen/diner is a light social space, the kitchen area offers ample wall and base units for storage, inset hob with extractor above and eye level double oven. The centre island offers separation between the kitchen and dining room whilst providing further storage, inset one and a



A spacious and well-presented three bedroom end of terrace house.



half sink and drainer, space and plumbing for a dishwasher. The dining room offers plenty of space for a generous sized table, focal fireplace and patio doors opening into the garden. From the kitchen, a door opens into the lean-to which has space and plumbing for a washing machine and tumble dryer with further access into the garden.

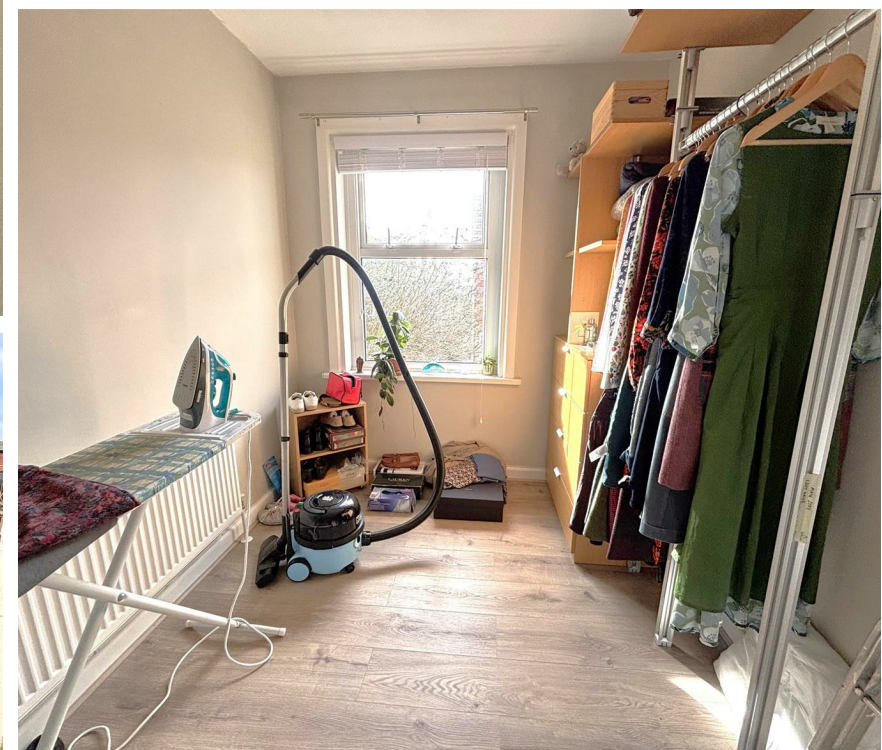
From the hallway, stairs rise to the first floor landing with access to the remainder of the accommodation. Bedroom one is a generous sized double bedroom with front aspect window, built-in wardrobes to one wall and further built-in storage. Bedroom two is another good sized double bedroom with rear aspect window offering views over the garden. Bedroom three is spacious single bedroom with front aspect window. The family bathroom offers a modern suite including; P-Shaped bath with shower over, concealed cistern WC and wash hand basin with vanity storage.

Outside

The rear garden is a lovely size with decking area abutting the property. There is a raised patio offering views towards the sea and Chesil beach, space for a summer house/shed and gated rear access. The remainder of the garden is laid to lawn for ease with attractive shrub and planted borders.

Location

The property is located in a tucked away position close to amenities at Fortuneswell on the Isle of Portland. Portland is known for its spectacular cliffs, small cove beaches and breath taking views. The island is a popular destination for climbers, diving, kayaking, walking and bird-watching. An explorer's island, with museums, castles, lighthouses, sculptures and views across Chesil, beach, Portland Harbour and Weymouth. Portland provides a variety of shopping and



business outlets, including a petrol station, Tesco supermarket, butchers, hairdressers, Co-op, variety of public houses and educational facilities as well as many leisure pursuits, in particular, excellent sailing, fishing and water sports facilities including those at the Weymouth & Portland Sailing Academy. The coastal resort of Weymouth is reached over a causeway from Chesil Beach and is within easy reach by car as well as regular bus services from the island.

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

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

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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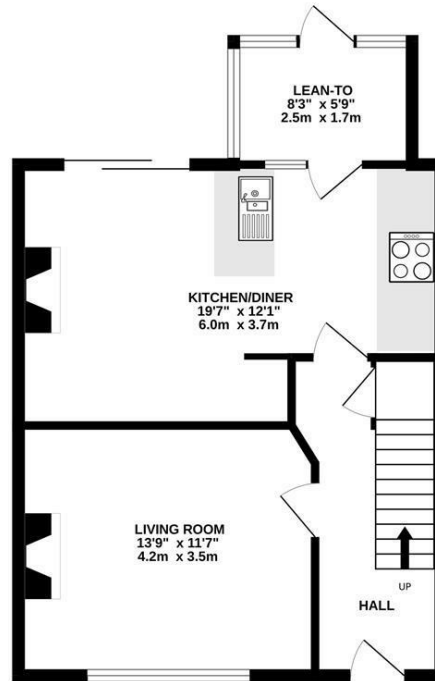
Enclosed rear garden with some sea views and rear access.



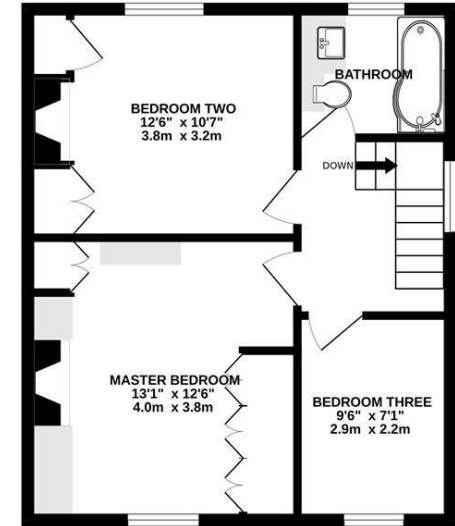


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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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We value more than your property

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