



Shepherds Croft | The Grove | Portland | DT5 1DJ

Offers Over £255,000

BEAUMONT  JONES

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This generous three bedroom semi-detached house is located in the popular area of The Grove, Portland. There is ample off road parking for multiple large vehicles and the accommodation inside includes a porch, sitting room, kitchen, utility room, integral garage, dining room with patio doors into the garden, three bedrooms and bathroom.

- End of Chain Vacant Property
- Large Versatile Living Accommodation
- Off Road Parking For Multiple Large Vehicles
- Sweeping Garden
- Large Utility Space with Groundfloor WC
- Close Proximity To Coastal Walks
- Generous Garage With Internal Access
- Large Corner Plot

Full Description

Accommodation

Entrance to this generous sized property is via the front porch which leads to a further door into the house. The main entrance hall is spacious and flooded with natural light, doors leading to all rooms. The sitting room is spacious and benefits from a large window, there is a modern electric fireplace as the focal point of this room. A door leads to the dining room that has UPVC sliding doors to the rear garden. The dining room has access to both the kitchen and sitting room via separate doors, making this space both convenient and



This generous three bedroom home offers versatile living and comes with no onward chain.



versatile. The kitchen sits within the heart of the house with access to the separate utility room, WC and integral garage that has light and power. The kitchen has a rear facing aspect looking out to the rear garden and offers base level units with space for fridge and freezer.

Returning to the hallway, stairs lead to all three bedrooms and family bathroom. Bedroom one is a front aspect room with a large window offering plenty of light and a built in storage cupboard with double doors. Bedroom two is a rear facing room that also benefits from a large window overlooking the rear garden and offers a built in wardrobe with double doors. Bedroom three has a front aspect with sea glimpses. The bathroom has been cleverly designed with an electric overhead shower and bath, wash hand basin and low level WC. The landing provides access to the airing cupboard and partially boarded loft.

Outside

The front garden is laid to lawn for ease with ample parking to one side. There is a wide side access with space for a shed and side access with gate into the rear garden. There is also potential to extend the current accommodation into this space (subject to the necessary consents). The rear garden has a patio area abutting the utility room and dining room.

Location

The property is located in the popular location of The Grove on the Isle of Portland. Portland is known for its spectacular cliffs, small cove beaches and breathtaking views. 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 C.

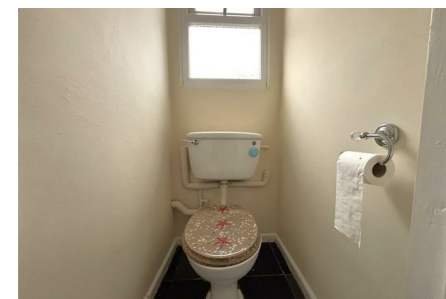
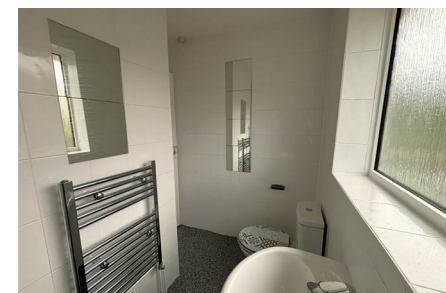
Services: - Gas central heating. Mains electric & drainage.

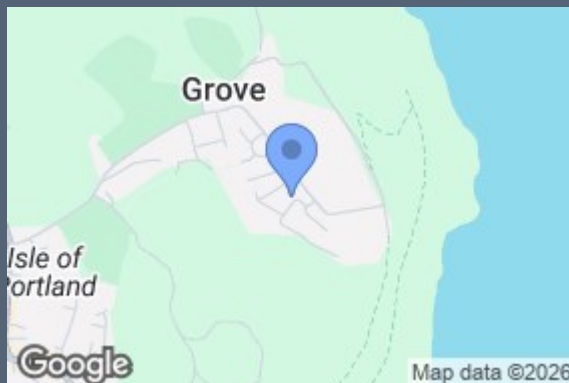
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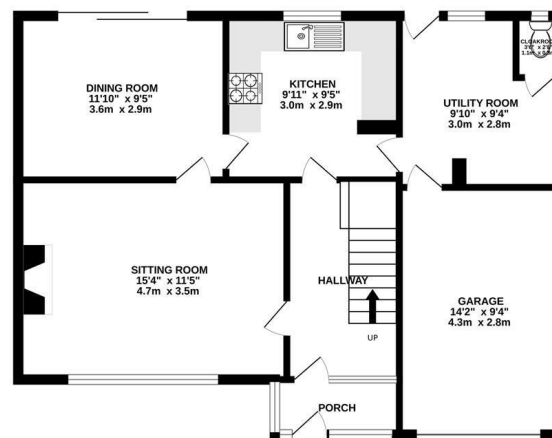
Set within a quiet cul-de-sac with access to coastal walks.



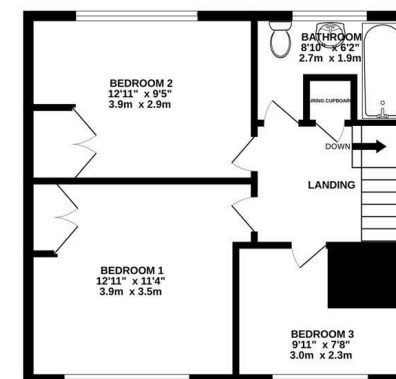


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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