



Instinct Guides You



## Pennsylvania Way, Portland £275,000

- Short stroll to Church Ope Cove and South West Coast Path
- Pleasant 10 minute walk to Easton Square
- Double glazed windows throughout
- Views over Pennsylvania Castle's mature, well-maintained grounds
- Perfect location for main home or holiday home
- Built to Eco-Friendly, Energy-Efficient design
- Large appliance-integrated kitchen-diner, ideal for entertaining
- Owned parking space adjacent to property
- Courtyard Patio with Pergola
- Viewings Highly Advised



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An opportunity to purchase a beautifully presented energy efficient home, overlooking the historic Pennsylvania Castle's manicured grounds. The property is less than ten minutes' walk from the popular village of Easton with cafes, shops, pubs and an excellent bus service to Weymouth (with its frequent, regular rail links to London).

The property is on the popular open-top Jurassic Coast summer bus route which visits Portland Bill Lighthouse, Portland Sailing Academy and Portland Harbour (a world class water sports location and the venue for the 2012 Olympic Sailing, now frequented by both amateur and Olympic class windsurfers and kite-surfers) as well as Weymouth's family-friendly beach and picturesque Harbour Area.

Only a short stroll away is the popular, scenic Church Ope Cove and many outdoor pursuits, such as swimming, rock-climbing, bird watching, hiking and horse-riding. With some of the most spectacular coastal views and walks in England, only a few steps from your front door, this property makes an ideal main or holiday home.

The property itself is well presented throughout and enjoys generous proportions. The hub of the home is the kitchen dining room at the rear that enjoys an integrated fridge freezer, dishwasher, washing machine, double oven & induction hob. The room benefits doors leading outside helping to merge the boundaries of home and garden. The living room adjacent is a versatile space thanks to a connected shower room offering ground floor living with en-suite.

Rising to the first floor there are two bedrooms and the family bathroom. Bedroom one is a generous size and enjoys three windows that beautifully illuminate the space and offer views of Pennsylvania Castle. The bedroom adjacent is an additional double. The family bathroom finishes the first floor and comprises a modern white suite and tiling.

The rear courtyard has a welcoming feel offering space to entertain with a gate leading to the parking.



**Kitchen/Dining Room 16'7" max x 10'5" max (5.08 max x 3.18 max )**

**Living Room 13'0" max x 10'2" max (3.97 max x 3.10 max )**

**Ground Floor Shower Room 7'11" x 2'6" (2.42 x 0.78)**

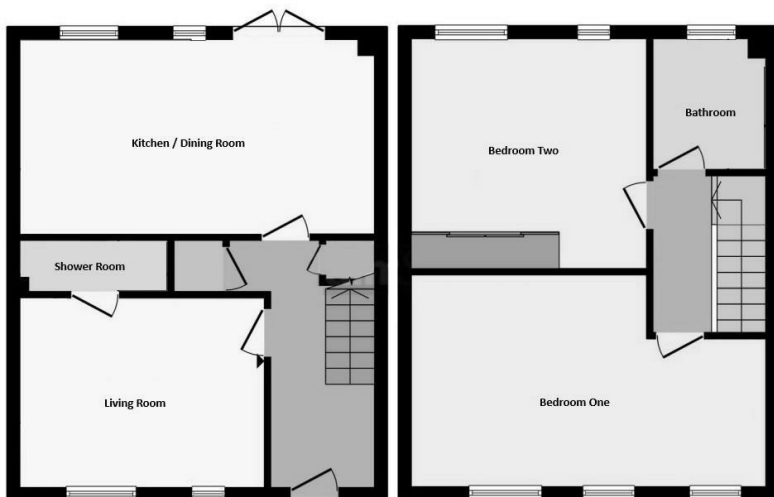
**Bedroom One 18'4" max x 11'6" max (5.60 max x 3.52 max )**

**Bedroom Two 10'4" + wardrobes x 10'5" max (3.17 + wardrobes x 3.20 max )**

**Bathroom 7'0" max x 6'0" max (2.14 max x 1.85 max )**

**Estate charge**

The vendor informs us there is an annual estate charge of approximately £360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	
(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			
England & Wales		EU Directive 2002/91/EC	

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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.