



Shepherds Croft | | Portland | DT5 1DJ

Offers Over £230,000

BEAUMONT  JONES

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This delightful three-bedroom semi-detached home offers a wonderful blend of comfort, practicality, and potential. Boasting generous off-road parking, a spacious garage, and well-proportioned living throughout, it is perfectly suited for family life. The property features a level, sun-friendly garden with charming sea views, which can also be enjoyed from two of the upstairs bedrooms. With its appealing layout and desirable features, this home presents an exciting opportunity not to be missed.

- Offered With No Onward Chain
- Off Road Parking For Multiple Vehicles
- Versatile Living Space
- Sought After Location
- Close Proximity To Coastal Walks
- Three Generous Sized Bedrooms
- Level Garden Laid To Lawn
- Integral Garage And Space For Utilities
- Quiet Cul-De-Sac Location

Full Description

Accommodation

Entrance to this generously sized property is through the front porch, which leads to a further internal door. The main entrance hall is spacious, filled with natural light, and provides access to all principal rooms. The sitting room is well-proportioned and features a large window along with a fireplace that serves as the focal point. A door connects the sitting room to the dining room, where UPVC sliding doors open directly onto the rear garden offering convenience and flexibility.



This delightful family home truly stands out, offering generous off-road parking, three well-proportioned bedrooms, a level and sun-friendly garden, and an impressively spacious garage.



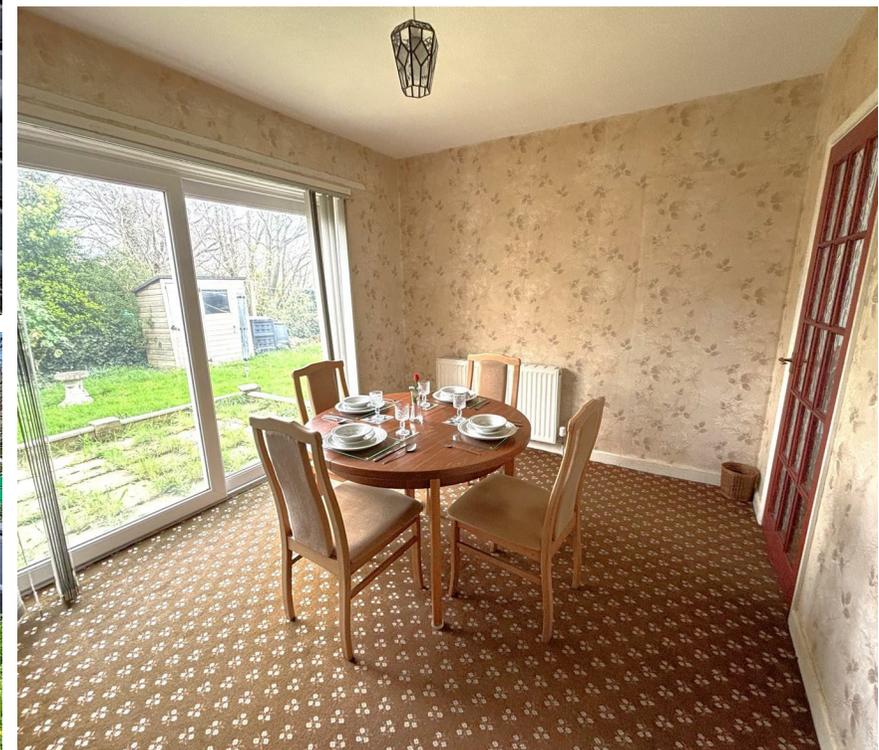
The kitchen sits at the heart of the home and provides access to the the integral garage, which is equipped with light and power. With a rear-facing aspect overlooking the garden, the kitchen includes base-level units, integral fridge, gas hob and electric oven.

Returning to the hallway, stairs rise to the first floor where all three bedrooms and the family bathroom are located. Bedroom one is front-facing with a large window allowing plenty of natural light, and has far reaching sea views. Bedroom two overlooks the rear garden and also benefits from a large window and plenty of natural light. Bedroom three is a front-facing, offering a built in cupboard and far reaching sea views. The family bathroom is well designed, featuring an electric overhead shower with extra large tray, a wash hand basin, and a low-level WC. The landing provides access to the partially boarded loft.

To the front of the property there are two spaces, directly in front of the garage. The front garden is laid to lawn with mature shrubs and seasonal flowers. Accessed via both the dining room patio doors and the utility room door, the garden is level and laid to lawn with mature plants and shrubs. There are two sheds and plenty of space for garden furniture. The garden also benefits from sea views.

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.

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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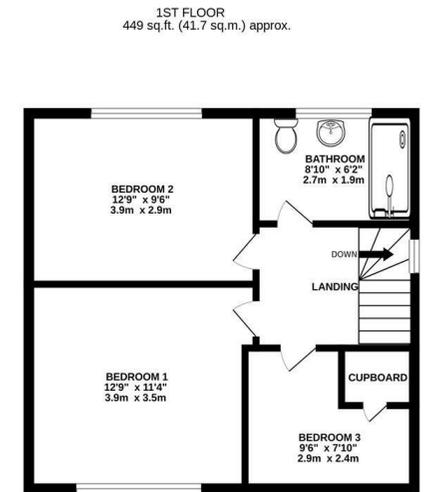
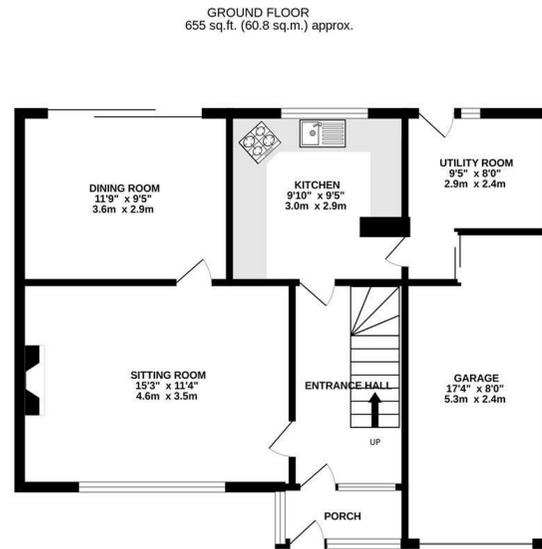


This property combines comfort, practicality, and potential. Making it an exciting opportunity not to be missed.





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	



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 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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