



## FEATURES

*Beautifully Presented Semi Detached House*

*Spacious Extended Family Home*

*Four Bedrooms*

*Modern Kitchen/Dining Room*

*Two Bathrooms*

*Off-Street Parking for Two Cars*

*Rear Garden with Store/Workshop*



## SUMMARY

A beautifully presented **SEMI-DETACHED HOUSE** situated close to the amenities of Weston, Portland. This extended home offers **SPACIOUS FAMILY LIVING** with **FOUR BEDROOMS**, a generous lounge with dining area, **MODERN FITTED KITCHEN/DINING ROOM** and **TWO BATHROOMS**. Externally, there is a paved drive providing **OFF-STREET PARKING** for two cars and an enclosed rear garden.





## ACCOMMODATION

### Accommodation - Ground Floor

A composite front door opens to a useful entrance hall with stairs ascending to the first floor and a door to the lounge.

The well proportioned lounge enjoys lots of natural sunlight with a south facing bow window whilst the focal point of the room is a modern inset log burner with limestone surround and granite hearth. To the rear of the lounge is a dining area and a door to the kitchen/dining room.

The kitchen/dining room has a cosy dining area which leads to a well fitted modern kitchen with a good range of base and wall mounted cupboards and drawers with complementary worksurfaces, a one and a half bowl sink unit, plumbing for a washing machine and dishwasher and space for an American style fridge/freezer.

### First Floor

On the first floor are two double bedrooms, a single bedroom with built-in storage and a family bathroom.

### Second Floor

The second floor is home to the principal bedroom with a large dormer window to the rear and a roof window to the front offering a distant sea view. This room also benefits from an en-suite with shower, wash hand basin and W.C.

### Outside

To the front is a block paved drive providing off-street parking for two cars. There is a wide access path to the rear garden which is enclosed by timber fencing and has lawned and paved patio areas and a substantial brick/block built shed/workshop

### Entrance Hall

**Lounge/Dining Room** 24' 0" x 11' 6" maximum overall measurements (7.31m x 3.50m)

**Lounge Area** 13' 6" x 11' 6" (4.11m x 3.50m)

**Dining Area** 10' 6" x 8' 2" (3.20m x 2.49m)

**Kitchen/Dining Room** 20' 10" x 8' 0" maximum overall measurements (6.35m x 2.44m)

### First Floor

**Bedroom 2** 10' 4" x 9' 3" (3.15m x 2.82m)

**Bedroom 3** 9' 8" x 9' 2" (2.94m x 2.79m)

**Bedroom 4** 10' 3" x 6' 6" (3.12m x 1.98m)

**Bathroom** 6' 6" x 5' 6" (1.98m x 1.68m)

### Second Floor

**Bedroom 1** 19' 0" x 14' 3" max - sloping ceiling (5.79m x 4.34m)



## Council Tax Band

The Valuation Office Agency published assessment is band 'B'

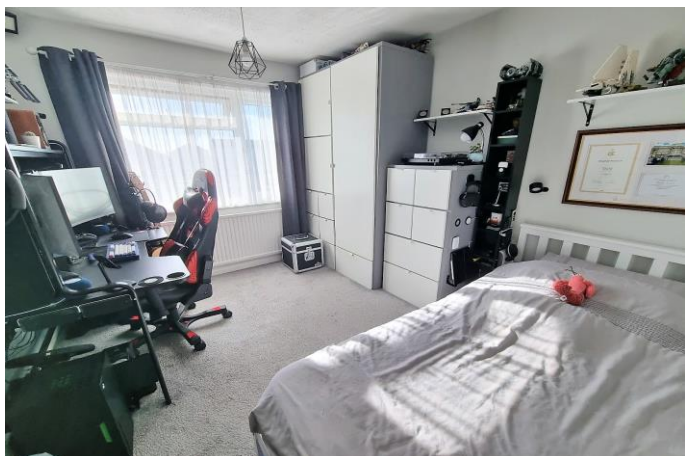
## The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

## Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

## Notes:



# FLOORPLAN



CROFT ROAD

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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