



Pennsylvania Way
Portland, DT5 1FJ

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**Offers In The Region
Of**



Pennsylvania Way

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- Short stroll to Church Ope Cove and South West Coast Path
- Pleasant 10 minute walk to Easton Square
- Triple 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





3D VIRTUAL TOUR AVAILABLE!

A rare 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 famous 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 award-winning beach and picturesque Harbour Area. Only a short stroll away is the popular, scenic Church Ope Cove and many outdoor pursuits, such as wild 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.

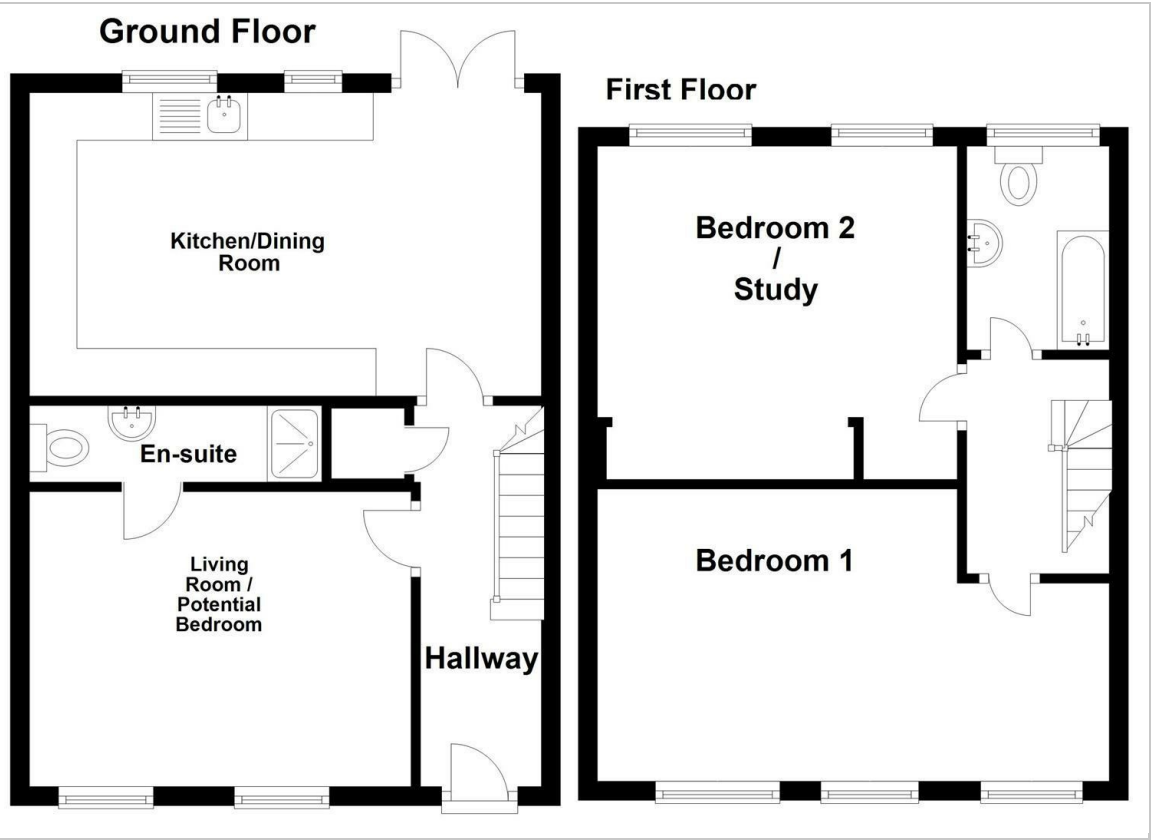
An entrance hallway with storage cupboard provides stairs to the first floor, a doorway into the lounge and doorway into the kitchen/diner.

The lounge has two front aspect windows with views of Pennsylvania Castle. There is a doorway to the downstairs WC/walk-in shower room.

The kitchen/diner spans the width of the property and boasts a modern fitted kitchen with integrated FRIDGE FREEZER, DISHWASHER, WASHING MACHINE, EYE LEVEL DOUBLE OVEN, INDUCTION HOB with EXTRACTOR HOOD over, and ample storage units. There is space for a large dining table. French doors open onto the patio garden.

On the first floor is the main double bedroom; a lovely sized room with three windows, each with views towards Pennsylvania Castle. There is ample space for a built-in wardrobe system and a King-size bed.





Kitchen Diner
17'0" m x 9'10" (5.2 m x 3.0m)

Living Room / Potential Ground Floor Bedroom
13'1" x 10'2" (4.01m x 3.1m)

Bedroom One
19'8" x 11'9" m > 9'10" (6m x 3.6 m > 3m)

Bedroom Two / Study
10'5"x 12'5" (3.2x 3.8)

Bathroom
7'2" x 6'2" (2.2 x 1.9)

Management Company

The owner has advised us that they pay a service charge £300 + vat per annum to maintain communal areas, there is also a £20 per month standing charge for maintenance of the communal Biomass Boiler powering the central heating and hot water

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Terrace
- Property construction: The vendor has informed us that the property is constructed with a timber framed method with rendered elevations under a slate pitched roof.
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Biomass
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

