

Woolcombe Road

Portland, DT5 2HY

2 1 1

Offers In Excess Of
£120,000 Leasehold

Hull Gregson Hull

Woolcombe Road

Portland, DT5 2HY

- Two Double Bedroom First Floor Apartment
- Spacious Room Proportions
- Modern Kitchen with Ample Space for Dining Table
- Recently Updated Bathroom
- Light and Airy Accommodation Throughout
- Communal Yard with Washing Lines, and a Storage Shed
- Double Bedrooms with Built in Storage
- Short Stroll to Amenities including Connivence Store, Post Office & Bus Stop.
- Ideal First Timer Purchase or Investment Purchase
- Close to Coastal Walks

















Set just a short stroll to COASTAL WALKS to PORTLAND BILL, CHESIL BEACH and SCULPTURE PARK is this spacious, TWO DOUBLE BEDROOM FIRST FLOOR apartment in Weston with MODERN KITCHEN & BATHROOM, moments from the shops and amenities, with a BUS STOP nearby serving transport links into Weymouth.

Upon entering the property, you are welcomed into a central hallway that immediately sets the tone for the home, with a clear and practical flow connecting each room.

Turning to the right, you step into a generously sized kitchen, where an abundance of natural light creates a bright and airy atmosphere. The layout offers a strong sense of space, with extensive worktop areas and storage providing both functionality and ease of use, making it well suited for everyday living.



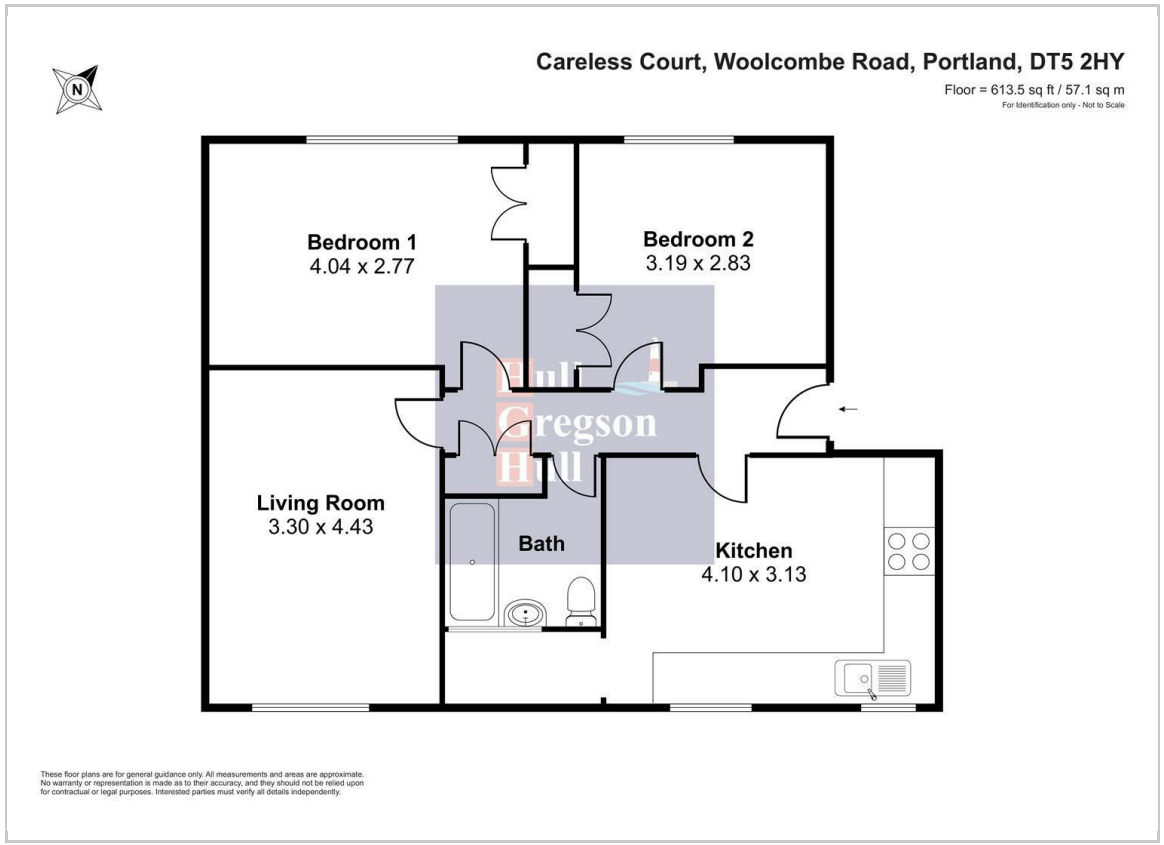
Continuing through the hallway, the living room is positioned to the left, offering a comfortable and well-proportioned space to relax. The room feels inviting and balanced, with ample room for a full range of furnishings while maintaining a cosy and homely feel.

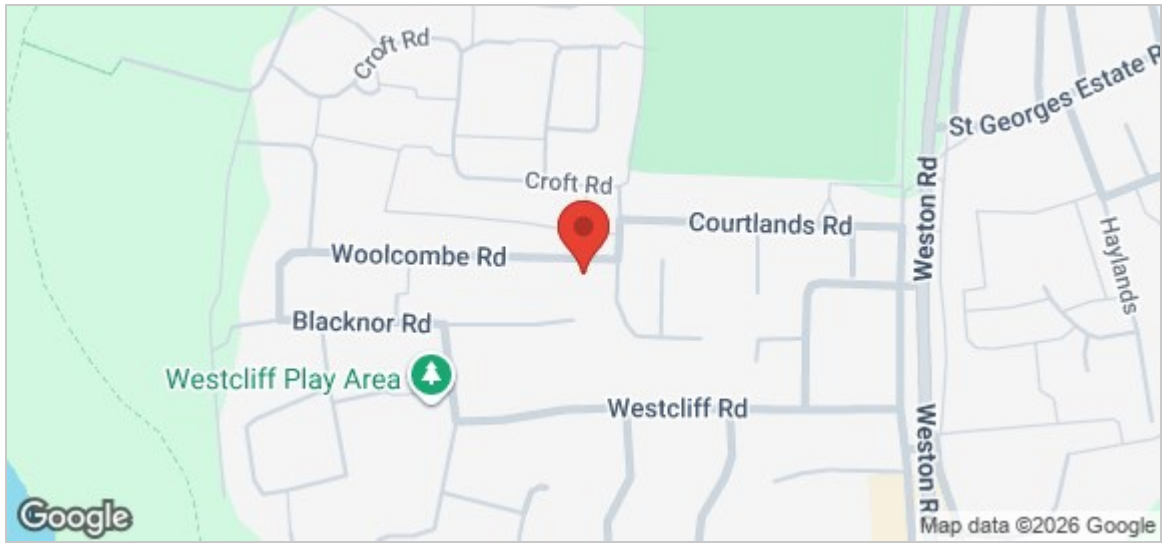
Moving further into the property, the accommodation transitions naturally to the bedrooms. The two bedrooms are well arranged, each offering a good sense of space and flexibility for a range of uses, whether as sleeping accommodation, a guest room, or a home office.



The layout is completed by the bathroom, which is conveniently positioned to serve both bedrooms and is easily accessible from the hallway, ensuring practicality throughout.

Overall, the property offers a smooth and logical flow from space to space, creating a home that feels both comfortable and easy to live in.





Living Room
10'9" x 14'6" (3.30 x 4.43)

Kitchen
13'5"x 10'3" (4.10x 3.13)

Bedroom One
13'1" x 9'1" (4 x 2.77)

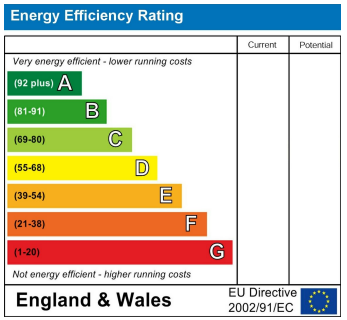
Bedroom Two
10'5" x 9'3" (3.19 x 2.83)

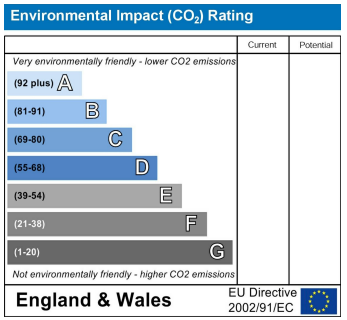
Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment
Property construction: Standard
Tenure: Leasehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Lease & Maintenance
The vendor has advised us that the property has approximately 99 years left of the lease, and that her service charge and ground rent both total £160 pcm.

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.





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