



**45 a Wakeham**  
Portland, DT5 1HW



**Prices From**  
**£280,000 Freehold**



# 45 a Wakeham

Portland, DT5 1HW

- A Row of Four, Three Bedroom Terraced Houses
- Two Reception Rooms - an ideal cosy snug or fourth bedroom
- Each Boasting One Allocated Parking Space
- Provisions for Electrical Vehicle Charging
- Open Plan Kitchen Diner / Family Room
- Downstairs WC & Storage Cupboards
- Powered by an Air Source Heat Pump
- Underfloor Heating to Ground Floor
- Integrated Appliances
- Due for Completion Spring 2026





## COMING SOON

An Exclusive Development of Four Chalet-Style Homes, and One Link Detached Portland Stone Fronted Cottage.

Offered for sale with NO FORWARD CHAIN, these BEAUTIFULLY CRAFTED CHALET-STYLE HOME, built by LAMING & SONS and backed by a PREMIER BUILD GUARANTEE, combine timeless design with modern comfort. Benefitting from an AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING, ensuring a WARM AND INVITING atmosphere throughout the cooler months. Further enhancing its appeal, the homes

come with ONE PARKING SPACE, complete with PROVISIONS FOR EV CHARGING.

More information coming soon, contact the Portland sales department for further details and to arrange access onto site early 2026.



### 45A, 45B 45C, 45D Wakeham

A range of FOUR, THREE BEDROOM terraced houses with allocated parking for ONE car, provisions for EV charging and rear gardens.

#### Lounge / Snug / Bedroom Four

10'2" x 12'5" (3.10m x 3.78m )

#### Open Plan Kitchen

20'11" x 19'8" (6.38m x 5.99m)

#### Primary Bedroom

13'5" x 9'2" (4.09m x 2.79m)

#### Second Bedroom

9'10" x 12'9" (3.00m x 3.89m)

#### Third Bedroom

9'6" x 12'9" (2.90m x 3.89m)

#### Bathroom

7'6" x 6'10" (2.29m x 2.08m)

#### 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: Range of Mid and End Terraces

Property construction: Standard

Tenure: Freehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Air Source Heat Pump

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.gov.uk/](http://checker.ofcom.gov.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.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	<b>84</b>	<b>84</b>

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