



## 9 Weston Park Homes Weston Road

Portland, DT5 2DE

**£125,000**



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3D VIRTUAL TOUR AVAILABLE!

A BRAND NEW two bedroom RESIDENTIAL PARK HOME in Weston on Portland, moments from shops, amenities and a bus route. The PART FURNISHED home, BOASTING a brand new UV RESIN DRIVEWAY with space for two cars, is situated on the well established WESTON PARK HOMES site, designed for the over 45's.

Access to the property is via a UV resin patio with composite deck steps up to the front door, Stepping inside the home is a small entrance hallway with access to the living accommodation, shower room and bedrooms.

The living area is open plan with a fully fitted seating area, a two seater dining table, fitted TV unit and further built in furniture. The kitchen comprises a range of wall and base units and a built in cooker.

The shower room comprises a quadrant shower cubicle, close coupled WC and pedestal wash hand basin.

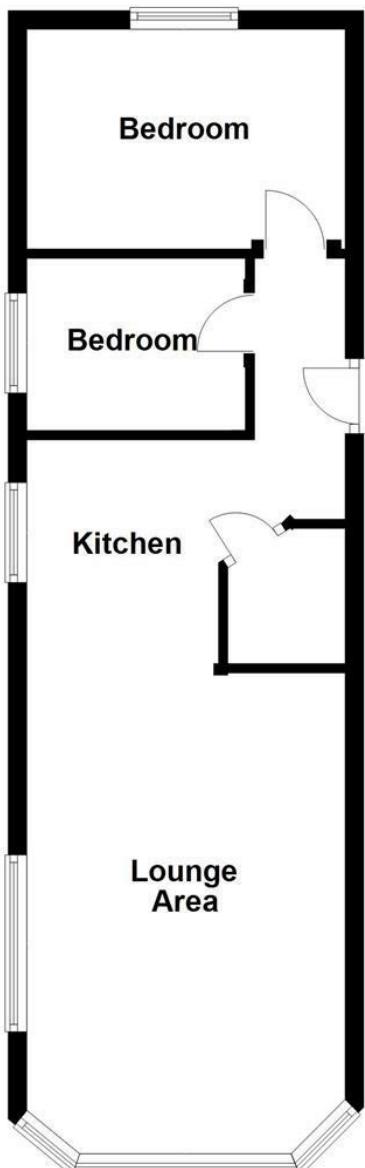
Both bedrooms come with beds and fitted wardrobes.

\*Pets Permitted\*

\*Part Exchange Considered\*



Tel: 01305 822 222



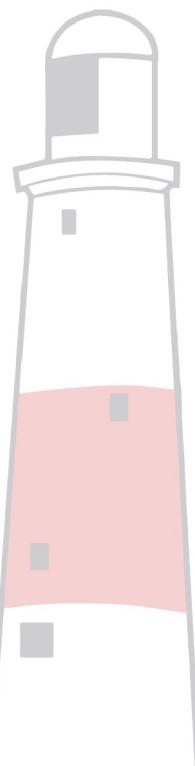
**Charges**  
 Pitch Fee - £140 per calendar month  
 Service Charge to cover water and electric - This is paid on previous usage and paid direct to the site owner

Calor Gas paid direct to supplier

**Living Area**  
 10'6" x 8'11" (3.21 x 2.73)  
**Bedroom One**  
 9'5" max x 6'3" max (2.89 max x 1.93 max)  
**Bedroom Two**  
 6'7" x 4'11" (2.03 x 1.50)

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		
<b>England &amp; Wales</b>	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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12 Easton Street, Portland, Dorset DT5 1BT