



38 Weston Street

Portland, DT5 2DQ

£220,000



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3D VIRTUAL TOUR AVAILABLE.

A BEAUTIFULLY APPOINTED two bedroom COTTAGE in WESTON, Portland, moments from a range of coastal/ country walks & close to a variety of amenities including a bus route & convenience store. The accommodation comprises a lounge/ diner with exposed stone features, a modern kitchen/ breakfast room, sunroom, modern shower room & two bedrooms. The property also boasts a southerly rear garden with stone built storage shed. Offered with NO ONWARD CHAIN.

Accommodation:

Stepping inside the cottage is a useful entrance porch setting you back from the pavement before entering into the well presented lounge/ diner. The lounge/ diner boasts some beautiful features including exposed stone walls and a feature fireplace plus ample space for a range of furniture. Stairs ascend from the lounge area to the first floor and an opening leads into the kitchen/ breakfast room.

The kitchen comprises a range of modern fitted units with a build in sink unit, integrated oven, space for a fridge/ freezer and a breakfast bar area. From the kitchen is access to the shower room; a modern suite comprising a large walk-in shower cubicle, WC, a pedestal wash hand basin and heated towel rail. Also from the kitchen, French doors opening into the sunroom, a beautiful room overlooking the rear garden offering a versatile space, perfect as a second seating area or home office.

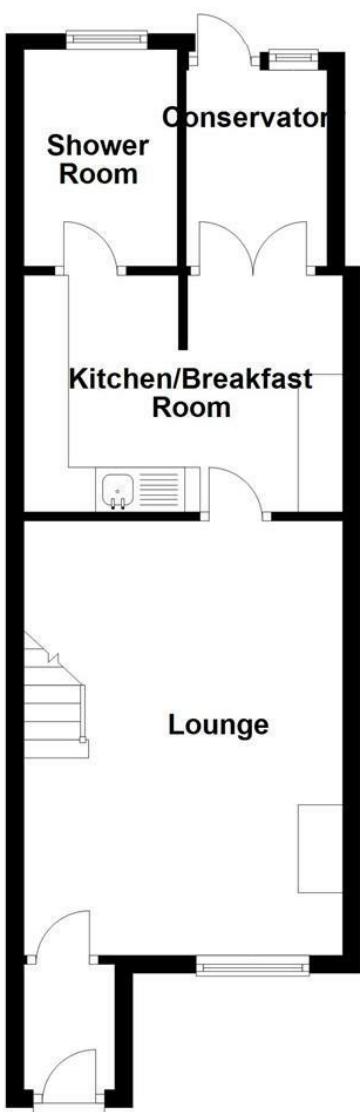
On the first floor are the two bedrooms. The main bedroom is an excellent size with dual aspect windows, fitted storage and ample space for bedroom furniture. The second bedroom is an adequate single room with space for a bed and wardrobe or perfect to be used as a spare room, hobby room or office/ study.

Outside is a southerly rear garden with an initial patio area, a variety of planted borders and a stone built workshop with power as well as a separate shed.

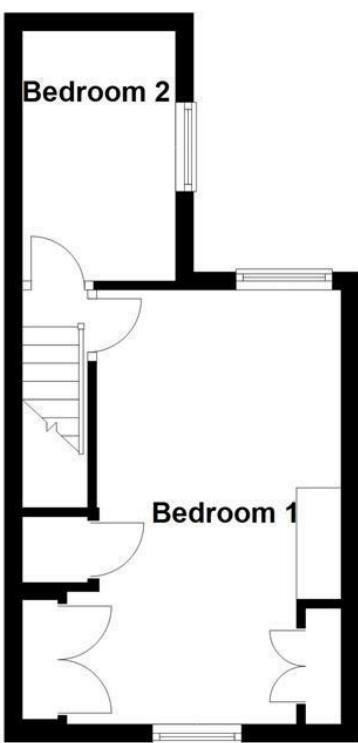


Tel: 01305 822 222

Ground Floor



First Floor



Lounge/ Diner

16' x 11'9" (4.88m x 3.58m)

Kitchen/ Breakfast Room

10'11" x 8'9" overall (3.33m x 2.67m overall)

Sunroom

5' x 7'3" (1.52m x 2.21m)

Bedroom One

16'5" x 9'2" (5.00m x 2.79m)

Bedroom Two

9'3" x 5'10" (2.82m x 1.78m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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