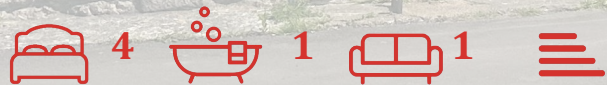




Weston Road
Portland, DT5 2BZ



Offers In Excess Of
£300,000 Freehold



Weston Road

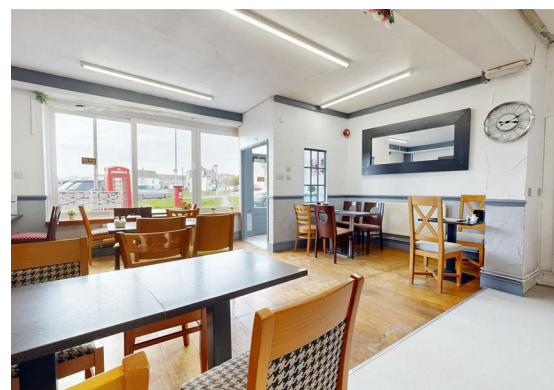
Portland, DT5 2BZ

- Offered For Sale With No Onward Chain
- Residential or Commercial Use
- Substantial Living Quarters
- Low Maintenance Rear Garden
- Top Floor Living Room/Kitchen
- Conversion Potential
- Currently Utilised As A Successful Café
- Option To Purchase As An Ongoing Concern
- Four Bedrooms
- Close To Local Transport Links And Amenities





Offered for sale with NO ONWARD CHAIN is this FOUR DOUBLE BEDROOM residence currently benefitting from a SUCCESSFUL CAFE to the ground floor. The property offers ample space for family living with multiple conversion possibilities as well as the option to carry on the existing lease with cafe.



To the ground floor of this property is where the successful cafe is located. There is a generous seating area for dining as well as a large double glazed window to the front allowing for plenty of natural light to flood the room. Moving towards the rear of the property is where the large kitchen is located with an array of kitchen



equipment equipped for handling the lifestyle of a busy cafe. To the ground floor there is also two WC's and access out to the rear low maintenance garden.

Stairs rise to the first floor where bedrooms one, two, three and four are located along with the family bathroom. Bedrooms one and two are both generous double bedrooms positioned to the front of the property. Bedroom one has the additional benefit of some built in storage whereas bedroom two has ample space to house a selection of bedroom furniture.

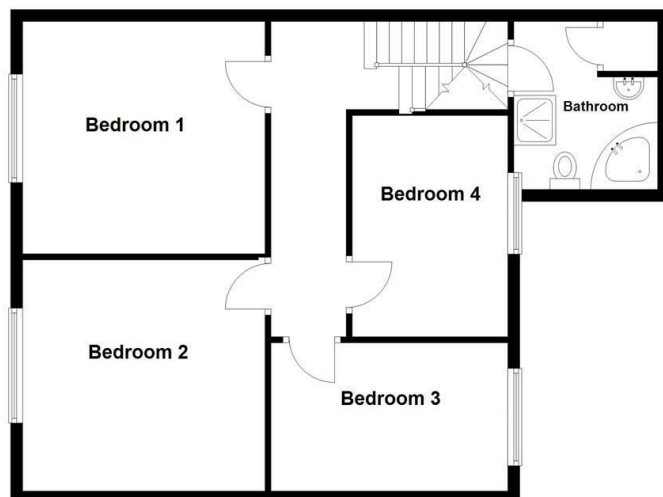
Bedroom three is another generous double bedroom positioned to the rear of the home and offers some built in storage. Bedroom four is a small double bedroom enjoying a rear aspect position. The family bathroom comprises a corner suite bath, shower cubicle, wash hand basin and WC.



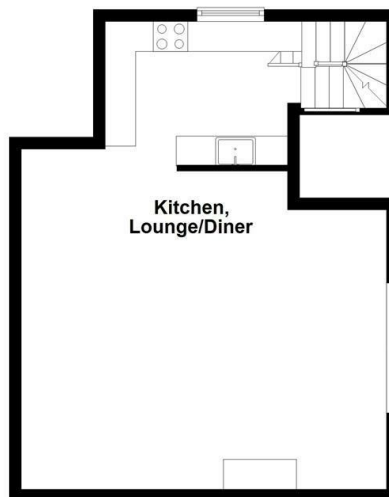
To the second floor is where the main sitting room and kitchen is located. This room offers far reaching views towards Easton and back towards the Portland heights offering a completely unique outlook for the modern day home. The room is of a generous size and is further complimented by a kitchen towards the rear of the room.

To the outside of the property is a private enclosed low maintenance rear garden. To the front of the property there is separate access both to the cafe and the main residential home.

Split Level First Floor



Top Floor



Cafe Floor

Restaurant Kitchen

Downstairs WC One

Downstairs WC Two

Bedroom One

13'1" x 11'9" (4m x 3.6m)

Bedroom Two

13'1" x 10'9" (4m x 3.3m)

Bedroom Three

11'9" x 8'10" (3.6m x 2.7m)

Bedroom Four

10'5" x 8'6" (3.2m x 2.6m)

Family Bathroom

9'2" x 7'10" (2.8m x 2.4m)

Living Room/Kitchen

26'2" x 17'0" > 13'1" (8m x 5.2m > 4m)

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: Mid Terrace House

Property construction: Standard

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/

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) 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | |