



**Pauls Mead**  
Portland, DT5 1JZ



Offers In Excess Of  
£280,000 Freehold

**Hull**  
**Gregson**  
**Hull**

# Pauls Mead

Portland, DT5 1JZ

- Semi-Detached Family Home
- Integral Garage & Off-Road Parking
- Three Double Bedrooms
- Gorgeous Levelled Garden to Rear
- Open Style Lounge/Diner
- Modern Fitted Kitchen
- Decking with Stunning Views to Chesil Beach
- Ideal Family Home
- Ample Built-in Storage
- Well Presented ~ Light & Airy Accommodation





This STUNNING SEMI-DETACHED FAMILY HOME, with OFF-ROAD PARKING and INTEGRAL GARAGE situated in the HIGHLY POPULAR LOCATION OF Pauls Mead, Portland. The residence boasts: THREE DOUBLE BEDROOMS; OPEN PLAN LIVING ROOM/DINER and a GORGEOUS LEVELLED REAR GARDEN with a DECKING offering SPECTACULAR SEA VIEWS to CHESIL BEACH.

To the front, the property offers block-paved, off-road parking for two cars and, to the right, a gate provides



access to the well-presented rear garden. There is an elevated platform beside the front door which is currently coloured by an assortment of potted plants. The house also provides a sizeable integral garage with high-ceiling to the left of the doorway, beneath the property.

Through the doorway, you find yourself in the entrance porch which leads into the open-style living room/diner. The room is bright and spacious with dual aspect windows spilling rays of sunshine into the space. The lounge is currently utilised, with: an electric wall-hung feature fire; two stylish leather, two-seater sofas and a television unit. The dining area is sizeable and currently hosts a side storage unit and four-seater dining table to the centre with a view through the window of the rear garden. The space is stylishly presented and well-suits the conveniences of modern family life.

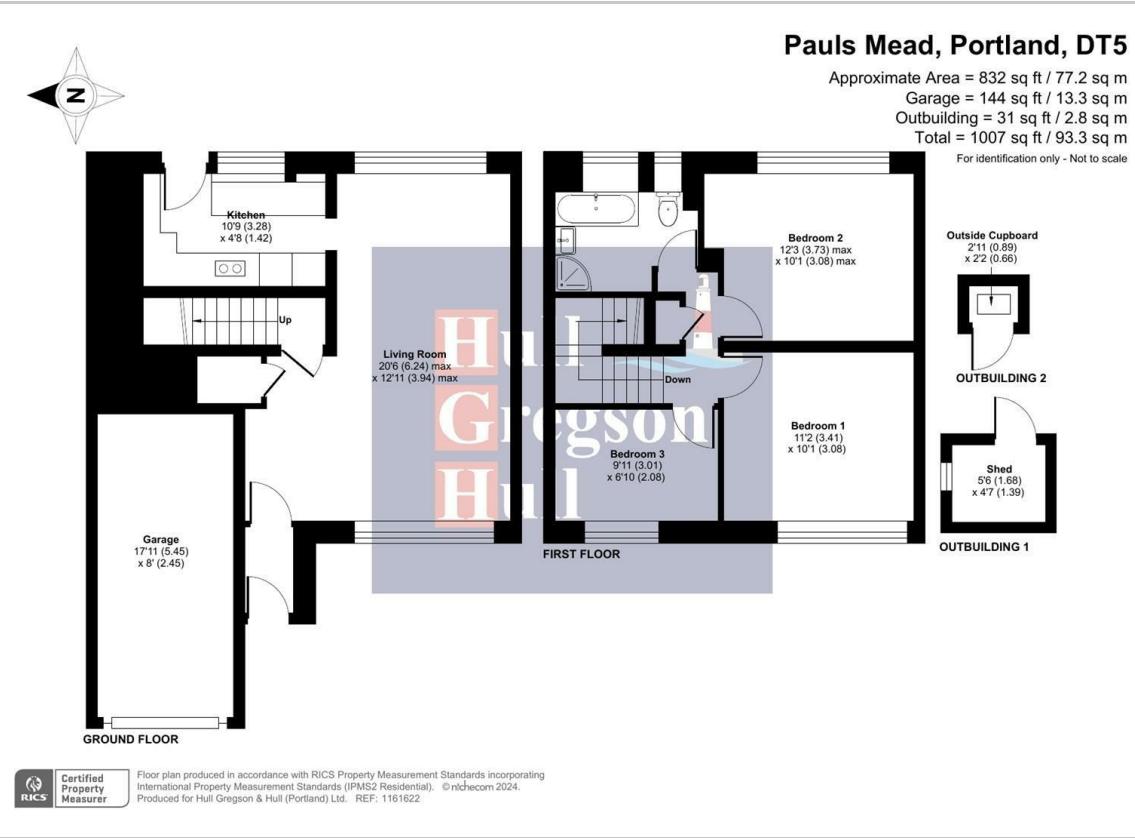
Parallel to the dining area, you find the property's kitchen. The kitchen comprises modern-style white units with silver handles, dark worktops and a selection of integrated appliances.



Ascending to the first floor accommodation you find yourself in the landing hallway. The floor offers two sizeable double bedrooms and another well-proportioned double. Each room presents ample room for a double bed and space for other furnishings/ storage facilities. The first floor also hosts the property's family bathroom. The room is neatly presented and offers a corner shower cubicle as well as a corner panelled bathtub and heated towel rail, wash-hand basin and WC.

Externally, this residence also offers a beautifully-presented, levelled rear garden. Through the rear door from the kitchen, you find the low-maintenance garden laid with patio. The space is a sun trap and would make the perfect place for hosting a summer barbecue or even just relaxing with a glass of wine. A set of steps ascend to a decking at the peak of the garden: the decking offers spectacular sea views stretching across Chesil Beach. The side of the steps is laid to lawn with various, trees shrubs and plantings dotted across the well-maintained garden.

This semi-detached house is well-presented and would make a perfect family home.



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**Living Room / Diner**  
 21'3" max x 13'1" max (6.5m max x 4m max)

**Kitchen**  
 10'9" x 8'2" (3.3m x 2.5m)

**Bathroom**  
 8'10" max x 7'0" max (2.7m max x 2.15m max)

**Bedroom 1**  
 11'1" x 10'9" (3.4m x 3.3m)

**Bedroom 2**  
 11'1" x 10'2" (3.4m x 3.1m)

**Bedroom 3**  
 9'10" x 6'6" (3m x 2m)

**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: Semi Detached House  
 Property construction: Standard Construction  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas Central Heating  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
[checker.ofcom.org.uk/](http://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			
EU Directive 2002/91/EC			

**England & Wales**

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		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

**England & Wales**