



**43 Rip Croft**

Portland, DT5 2EE



**Offers In Excess Of  
£250,000 Freehold**





# Rip Croft

Portland, DT5 2EE

- Four Bedrooms
- Southerly Aspect Garden
- Open Living Space
- Well Presented Throughout
- Sought After Location
- Conservatory
- Versatile Accommodation
- On A Bus Route
- Modern Fitted Kitchen
- Rear Gated Access







FOUR BEDROOM mid terrace FAMILY HOME, offering GENEROUS ACCOMMODATION throughout. Ample amounts of off ROAD PARKING to the front and a LOW MAINTENANCE REAR GARDEN. Located in a highly popular residential location.



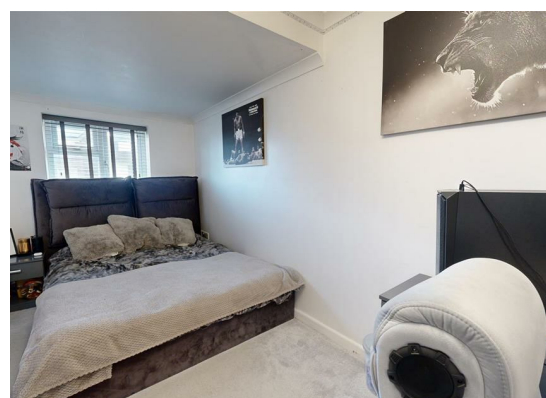
The accommodation comprises an initial entrance porch with ample space to hang coats and store shoes. A secondary door provides access into the spacious open plan lounge diner. The lounge diner benefits from a large double glazed window to the front aspect, allowing for plenty of natural light. An opening then leads to the modern fitted kitchen providing a range of wall and bass level units.



There is undercounter space for a respective washing machine and dishwasher. In addition to these there is also space for a cooker, tumble-drier & fridge-freezer. French doors from the lounge diner provide access into the conservatory. The conservatory offers a handy additionally reception space and offers a pleasant outlook onto the rear garden.

Completing the ground floor accommodation is a downstairs bedroom which forms part of a converted garage. This extra bedroom offers versatile usage and can also be used as a home office/study.

The first floor accommodation comprises two double bedrooms and a third reasonably sized bedroom. The family bathroom features a modern white suite to include a double width walk in shower cubicle, a wash hand basin with vanity storage cupboard below, and low level WC.



Externally, there is a large driveway for up to two vehicles, the remainder of the front garden is laid to lawn. To the rear a recently laid patio offers a pleasant place to sit out in during the warmer months. There is also rear access via the garden gate.

The property is located on a regular bus route, near a local primary & secondary school, and there is the additional benefit of a co-op convenience store situated in nearby Weston. Southwell is located on the southern point of the isle of Portland and there are fantastic coastal walks nearby.



**Lounge/diner**

20'3" x 10'2">8'8" (6.19m x 3.10m>2.66m)

**Kitchen**

8'6" x 7'0" (2.61m x 2.14m)

**Conservatory**

9'1" x 6'9" (2.78m x 2.07m)

**Bedroom One**

9'10" x 8'9" (3.02m x 2.68m)

**Bedroom Two**

9'7" x 6'9" (2.94m x 2.06m)

**Bedroom Three**

8'10" x 6'6" (2.71m x 2m)

**Bedroom Four (Ground Floor)**

14'9" x 6'10" (4.50m x 2.09m)

**Family Bathroom**

8'8" x 6'8" (2.65m x 2.04m)

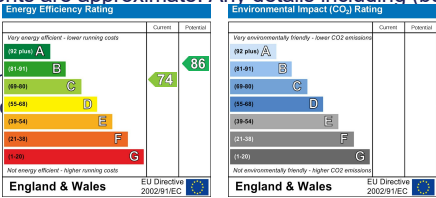
**Additional information**

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: Terraced House. Property construction: Brick. Mains Electricity: Yes. Mains Water & Sewage: Supplied by Wessex Water. Heating Type: Mains gas. Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>

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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, information are provided yourself before proceeding give any representation



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