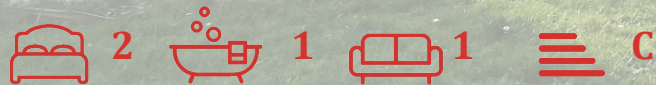




**Woolcombe Road**

Portland, DT5 2JA



**Offers In Excess Of  
£135,000 Leasehold**

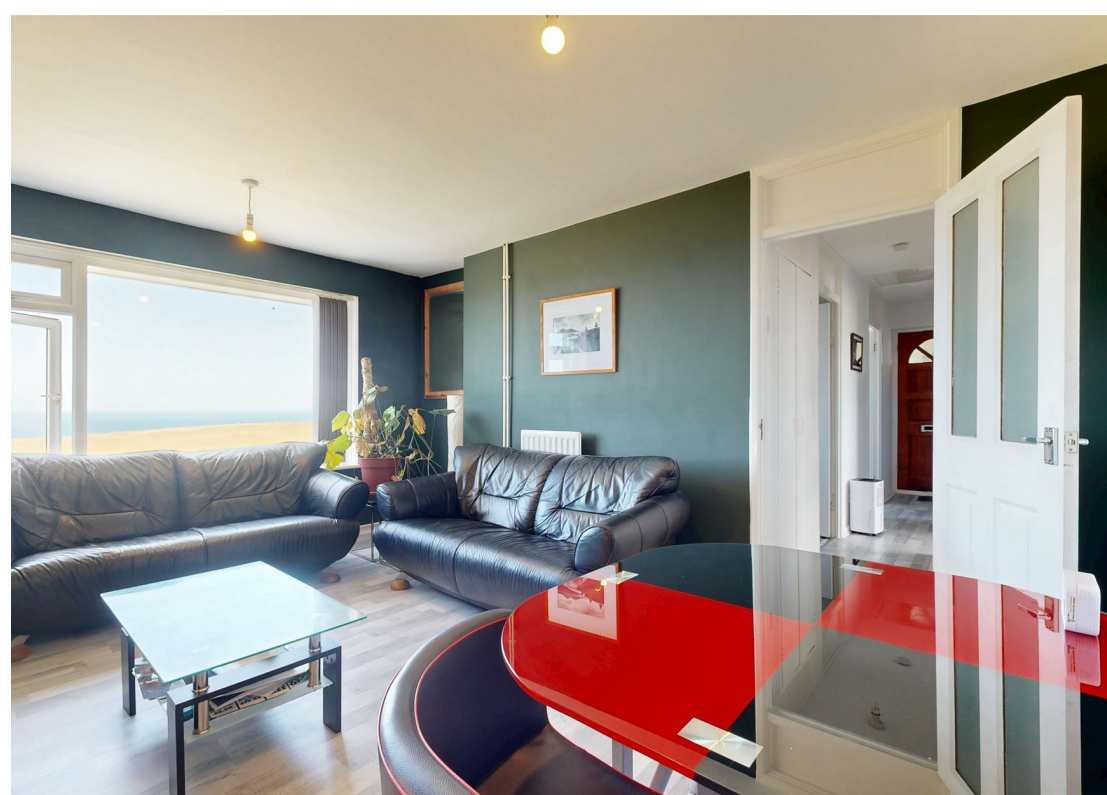




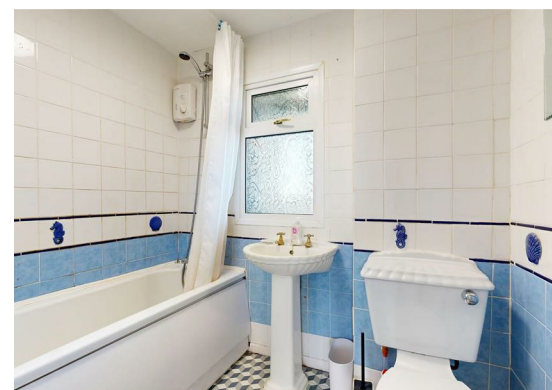
# Woolcombe Road

Portland, DT5 2JA

- Offered For Sale with No Onward Chain
- Panoramic Sea Views
- Modern Stylish Kitchen
- Second Floor Apartment
- Close to Local Transport Links
- Two Double Bedrooms With Storage
- Residential Location
- Close to Stunning Coastal Walks
- Nearby Local Amenities
- Ideal First Time Buy / Downsize / Investment







**\*\*IDEAL INVESTMENT / DOWNSIZE  
/ FIRST TIME BUY\*\***

Offered for sale with NO ONWARD CHAIN is this TWO DOUBLE BEDROOM apartment in Weston with PANORAMIC SEA VIEWS, a MODERN KITCHEN and is just moments from the shops and amenities, with a BUS STOP nearby serving transport links into Weymouth.

The property with gas central heating and double glazing comprises an entrance hallway with a storage cupboard and doors leading into the accommodation, a fitted kitchen, bathroom room and two double bedrooms.



The kitchen is situated to your right and comprises a range of wall and base units, integrated oven, gas hobs and dishwasher as well as space for free standing fridge/freezer, washing machine and tumble dryer. Completing the room is an opening into a lobby/ utility area.

Continuing along the hallway is bathroom room which comprises white panel bath with overhead shower, close coupled WC and vanity wash hand basin.

The living room is situated adjacent to the shower room and provides ample space for seating with a large window overlooking the communal gardens and sea views.

Both bedrooms are positioned at the front of the property and are generous double rooms with built in wardrobes.

Outside there are communal gardens and a communal parking area.





**Living Room**  
14'9" x 11'0" (4.52 x 3.37)

**Kitchen**  
13'3" x 10'3" (4.05 x 3.13)

**Bedroom One**  
9'0" x 13'7" (2.76 x 4.16)

**Bedroom Two**  
9'1" x 10'4" (2.77 x 3.17)

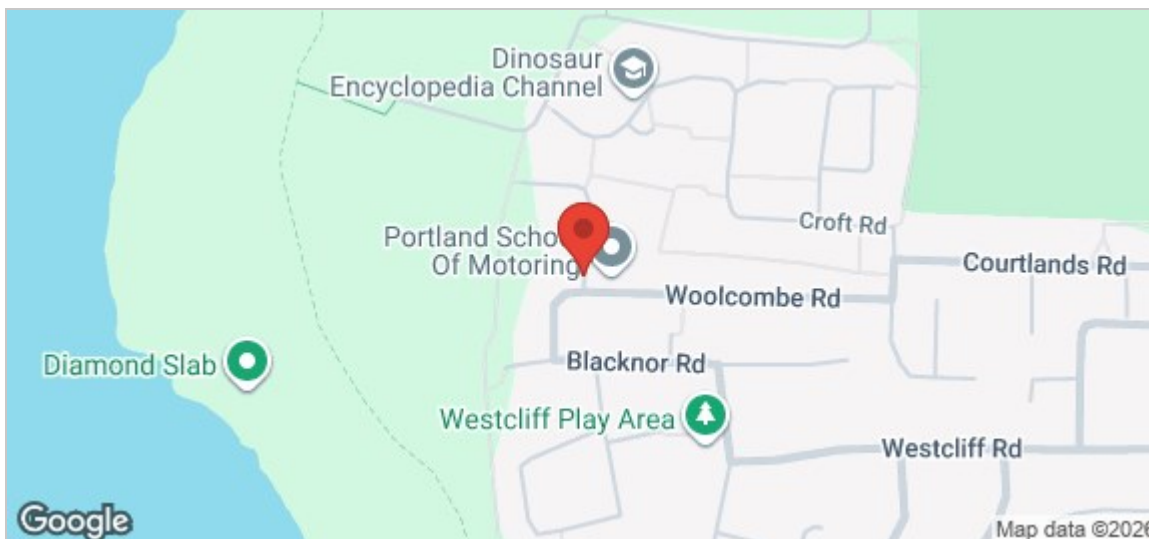
#### Additional information

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: Apartment  
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/](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 |                         |           |
| England & Wales                             | 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                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |