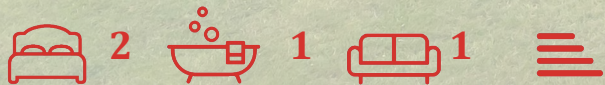




**Woolcombe Road**

Portland, DT5 2HY



**Offers In Excess Of  
£120,000 Leasehold**





# Woolcombe Road

Portland, DT5 2HY

- Two Double Bedroom First Floor Apartment
- Spacious Room Proportions
- Modern Kitchen with Ample Space for Dining Table
- Recently Updated Bathroom
- Light and Airy Accommodation Throughout
- Communal Yard with Washing Lines, and a Storage Shed
- Double Bedrooms with Built in Storage
- Short Stroll to Amenities including Convenience Store, Post Office & Bus Stop.
- Ideal First Timer Purchase or Investment Purchase
- Close to Coastal Walks





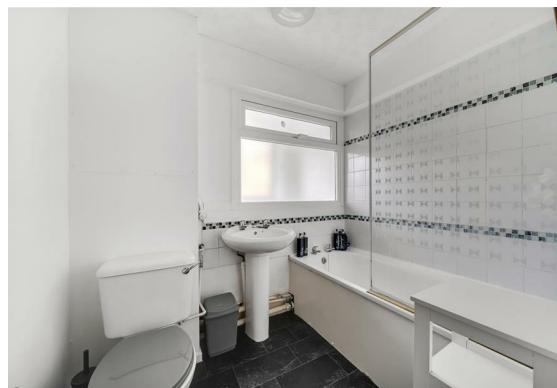


Set just a short stroll to COASTAL WALKS to PORTLAND BILL, CHESIL BEACH and SCULPTURE PARK is this spacious, TWO DOUBLE BEDROOM FIRST FLOOR apartment in Weston with MODERN KITCHEN & BATHROOM, moments from the shops and amenities, with a BUS STOP nearby serving transport links into Weymouth.



Upon entering the property, you are welcomed into a central hallway that immediately sets the tone for the home, with a clear and practical flow connecting each room.

Turning to the right, you step into a generously sized kitchen, where an



abundance of natural light creates a bright and airy atmosphere. The layout offers a strong sense of space, with extensive worktop areas and storage providing both functionality and ease of use, making it well suited for everyday living.

Continuing through the hallway, the living room is positioned to the left, offering a comfortable and well-proportioned space to relax. The room feels inviting and balanced, with ample room for a full range of furnishings while maintaining a cosy and homely feel.

Moving further into the property, the accommodation transitions naturally to the bedrooms. The two bedrooms are well arranged, each offering a good sense of space and flexibility for a range of uses, whether as sleeping accommodation, a guest room, or a home office.

The layout is completed by the bathroom, which is conveniently positioned to serve both bedrooms and is easily accessible from the hallway, ensuring practicality throughout.

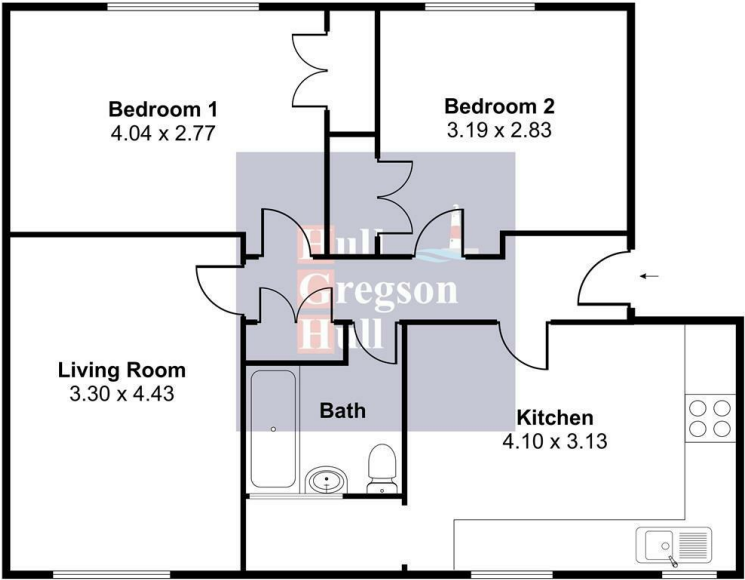
Overall, the property offers a smooth and logical flow from space to space, creating a home that feels both comfortable and easy to live in.





Careless Court, Woolcombe Road, Portland, DT5 2HY

Floor = 613.5 sq ft / 57.1 sq m  
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



**Living Room**  
10'9" x 14'6" (3.30 x 4.43)

**Kitchen**  
13'5" x 10'3" (4.10 x 3.13)

**Bedroom One**  
13'1" x 9'1" (4 x 2.77)

**Bedroom Two**  
10'5" x 9'3" (3.19 x 2.83)

**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

Tenure: Leasehold

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/)

**Lease & Maintenance**

The vendor has advised us that the property has approximately 99 years left of the lease, and that her service charge and ground rent both total £160 pcm.

**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                                         |         |           |