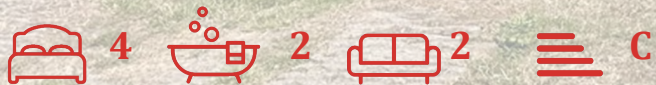




**Weston Road**

Portland, DT5 2DB



**Offers In Excess Of  
£300,000 Freehold**

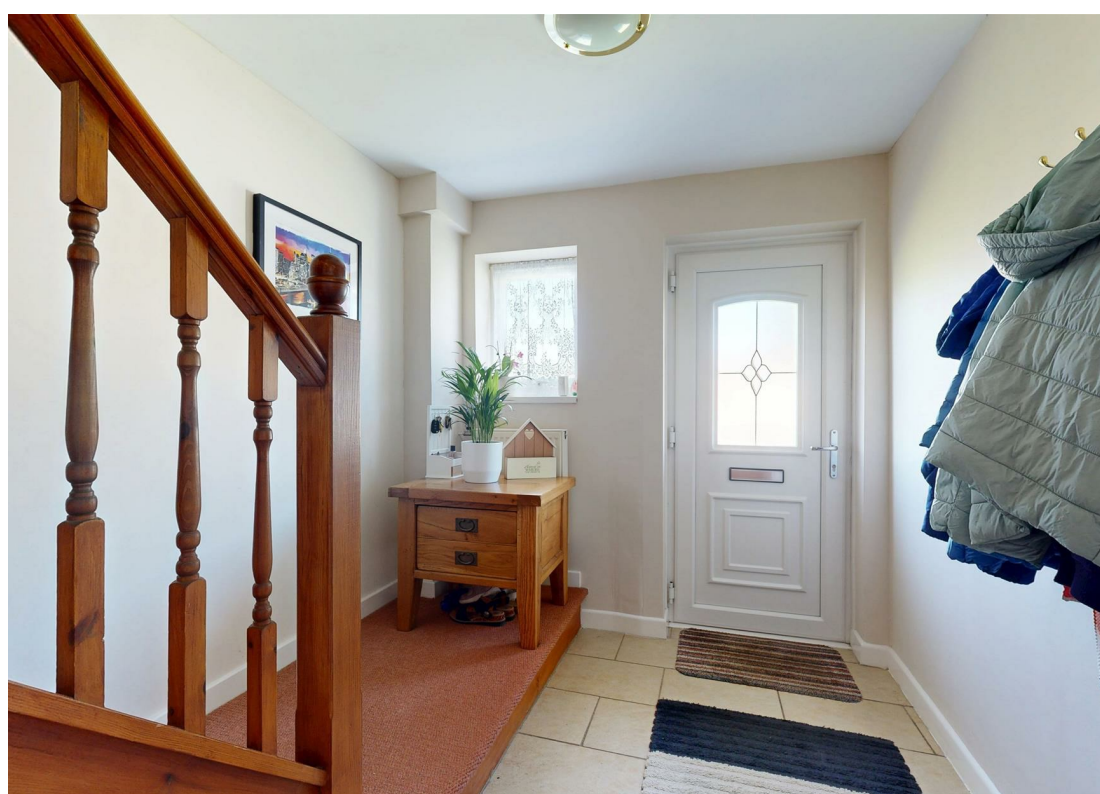




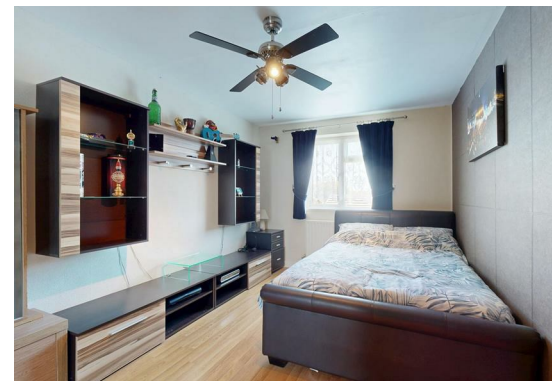
## Weston Road

Portland, DT5 2DB

- Spacious Family Home in Weston
- Large Garage
- Four Double Bedrooms
- Modern Open Plan Living
- Beautifully maintained Garden
- Well Presented Accommodation
- Close To Coastal Walks
- Nearby Local Amenities
- Moments from Chesil Beach
- Set Back From Roadside







This SEMI-DETACHED FOUR DOUBLE BEDROOM FAMILY HOME, boasting generous LIGHT & AIRY accommodation throughout. This IDEAL RESIDENCE benefits from an OPEN-LIVING/DINING ROOM ASPECT, kitchen, FOUR DOUBLE BEDROOMS, MASTER SHOWER EN-SUITE and a MODERN FAMILY BATHROOM. Externally the property offers OFF ROAD PARKING via a LARGE GARAGE, the rear garden is FAMILY FRIENDLY SPACE. Situated in a HIGHLY POPULAR residential location, within easy access to LOCAL AMENITIES AND SCHOOLS.

Stepping over the threshold, you find

yourself in the entrance-hallway. The entrance hallway provides a welcome entrance to the home: with a staircase ascending to the first floor and access into the ground floor accommodation. The room provides the perfect space to store shoes and hang coats.

The ground floor comprises two reception rooms: a dining area and living room. The dining room provides a light and airy, front-aspect window spilling sunshine into the space. The room currently hosts a six seater dining table and cabinet: a well-presented space for family meal times. The living room is generously sized with French-doors leading into the garden and currently hosts two sofas, an armchair, coffee table as well as various other units and plenty of floorspace to spare.

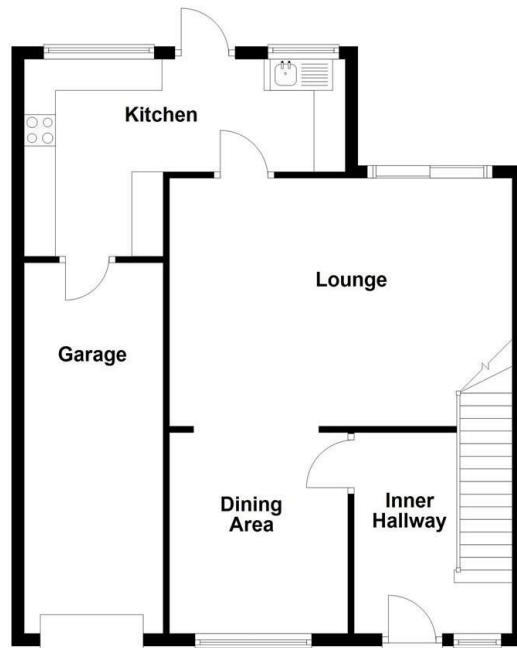
To the rear of the downstairs accommodation, you find yourself in the kitchen. The kitchen comprises wood-effect cabinets with granite-effect worktops over and some integrated appliances. The 'L-shaped' kitchen also provides internal access in to enlarged single garage as well as additional access on to the rear garden.

Ascending the stairs via the entrance hall to the first floor you have access to your four double bedrooms. Starting in the master bedroom with shower en-suite, which is a generous double room with fitted wardrobes.

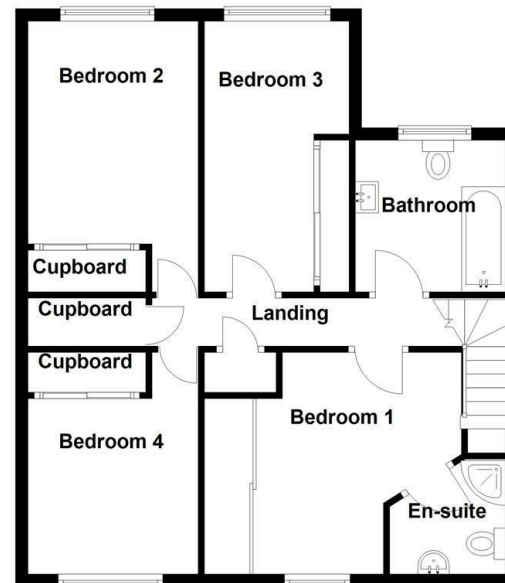
Across the landing is a beautifully modernised bathroom suite comprising of inset bath with shower over, vanity sink unit, low level WC and wall-mounted towel heater.



## Ground Floor



## First Floor



## Lounge/Diner

23'10 x 18 (maximum measurements taken) (7.26m x 5.49m (maximum measurements taken))

## Kitchen

16,10 x 10,04 (4.88m,3.05m x 3.05m,1.22m)

## Bedroom One

12'1" x 13'1" (3.7m x 4m)

## Ensuite

4'7" x 6'6" (1.4m x 2m)

## Bedroom Two

14'9" x 7'6" (4.5m x 2.3m)

## Bedroom Three

13'1" x 9'0" (4m x 2.75m)

## Bedroom Four

13'1" x 9'0" (4m x 2.75m)

## Additional information

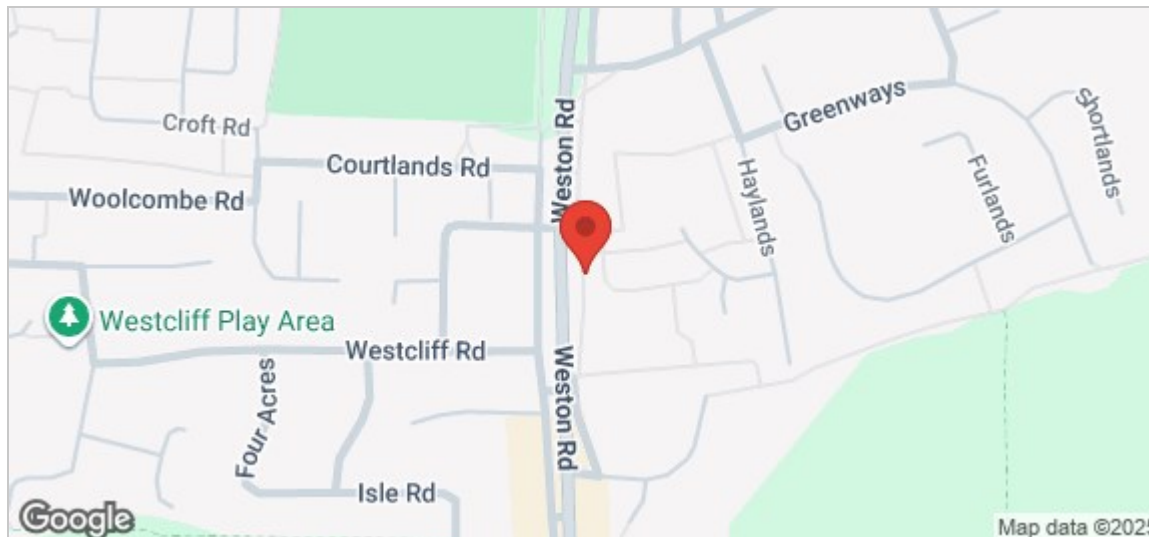
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End Terrace  
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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(91-100) A			(10-15) A		
(81-90) B			(16-20) B		
(61-80) C			(21-25) C		
(51-60) D			(26-30) D		
(41-50) E			(31-35) E		
(31-40) F			(36-40) F		
(1-30) G			(41-45) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		