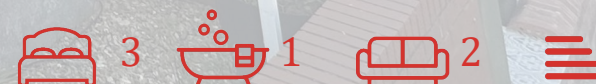




29 St. Martins Road, Portland, DT5 1JY

Asking Price £265,000 Freehold

House - Terraced









# 29 St. Martins Road

Portland, DT5 1JY

- 3 Bedroom terrace
- Panoramic Sea Views
- Balcony & Patioed Garden
- Character Features
- Double Glazed Throughout
- Desirable Location
- Modern Kitchen and Bathroom
- Rear Access
- Gas Central Heating
- Must View

**\*\*Offered for sale with no onward chain\*\*** A well presented 3 bedroom character terrace house located in this desirable elevated position with stunning sea views across Chesil Beach. This property is fitted with a modern fitted kitchen and bathroom, spacious and light living areas. Balcony to rear offering panoramic sea views. Perfect for a growing family or investment buyers, must view.



## Entrance Hall

**Living Room** 14'1" x 10'7" (4.30 x 3.25)  
Bay window front, Door leading to hallway, fitted Gas fireplace, Open plan to:

**Dining Room** 10'5" x 9'4" (3.20 x 2.86)  
Window to rear, fitted fireplace

**Kitchen** 12'5" x 7'10" (3.80 x 2.40 )  
Back door leading to garden, fitted kitchen with range of eye level base and wall units and drawers with work surfaces one and a quarter bowl Stainless sink with mixer tap unit, tiled splash backs, tiled floor, under cabinet, floor level lighting, Built in Oven, Gas hob and extractor hood above, integrated washing machine and Dishwasher.

## Landing

**WC**  
Separate toilet and Window to rear

**Bedroom 3** 9'2" x 7'10" (2.80 x 2.40)  
French doors leading to Balcony over looking Chesil Beach





**Bedroom 2** 10'5" x 9'2" (3.20 x 2.80)

**Bedroom 1** 10'9" x 10'4" (3.30 x 3.15 )  
Bay window to front

**Bathroom** 7'10" x 5'2" (2.40 x 1.60)  
Fitted with white suite with panel bath with shower above wash hand basin and window to front

**Outside**  
secluded patioed garden with raised beds and rear access..

**Utility Supplies**  
Mains gas electricity water and drainage are connected

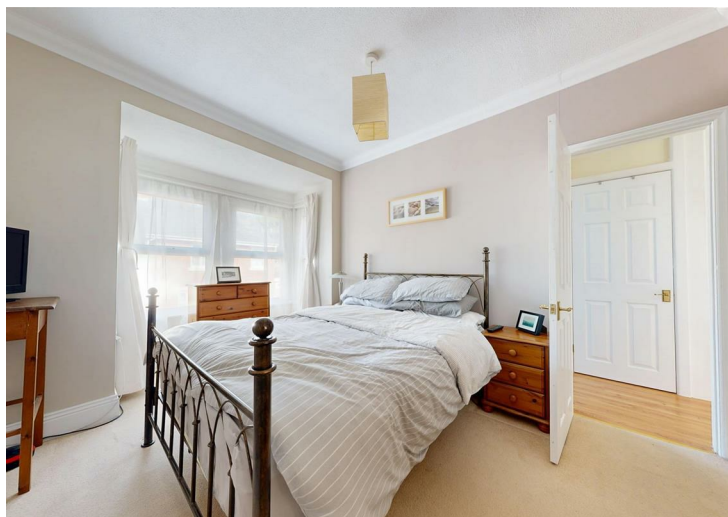
**Construction**  
Traditionally built with brick elevations under pitched roof

**Council Tax**  
Band B with Dorset Council

**Flood Risk**  
Rivers, Sea & Surface Water Very Low







### Phone and Broadband Signal and Strength

O2 signals are strong, 3, EE and Vodafone are average  
TV, Sky & BT are available Virgin is not available  
Broadband estimated standard 17 mbps superfast 80 mbps  
ultrafast 1800 mbps

### Legal 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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plans



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

