



## FEATURES

*Imposing Portland Stone  
Period House*

*Spacious Family  
Accommodation*

*Three Double Bedrooms  
(Principal with En-suite)*

*Lounge/Dining Room*

*Modern Fitted Farmhouse  
Style Kitchen*

*Spacious Loft Room*

*Beautifully Presented*

*Viewing Essential*



## SUMMARY

An imposing Portland stone period house situated in the well regarded residential road of Wakeham, close to the amenities of Easton Square and the idyllic Church Ope Cove. This spacious family home is beautifully presented throughout and offers; lounge/dining room, modern fitted farmhouse style kitchen, utility/store room, three double bedrooms (principal en-suite), a spacious loft room and a large family bathroom. Externally, there is an attractive, low maintenance courtyard garden. An internal viewing is essential to fully appreciate this lovely home.





## ACCOMMODATION

### Entrance

PVCu double glazed front door to:

### Entrance Hall

Oak flooring. Radiator. Stairs ascending to first floor. Doors to:

### Lounge/Dining Room 23' 9" x 12' 5" reducing to 10' 6" (7.23m x 3.78m)

A bright and spacious double aspect room with PVCu double glazed window to front with shutters and PVCu double glazed French doors to the rear. Living flame coal effect gas fire with polished stone surround and hearth. Period style radiators.

### Kitchen 18' 0" x 8' 0" (5.49m x 2.44m)

Modern fitted farmhouse style kitchen with extensive range of base mounted cupboards and drawers with complementary wood block work surfaces. One and a half bowl ceramic sink unit with mixer tap. Space for range style cooker with cooker hood above. Integrated slimline dishwasher. Underfloor heating. PVCu double glazed windows and door to rear. Door to:

### Utility/Store Room 11' 0" x 5' 3" (3.35m x 1.60m)

A spacious store room with plumbing for an automatic washing machine.

### First Floor Landing

PVCu double glazed window to rear. Doors to:

### Bedroom 1 15' 9" x 11' 8" (4.8m x 3.56m)

A spacious room with PVCu double glazed bow window with shutters to front. Custom fitted wardrobes and drawers to one wall. Radiator. Opening to:

### En-suite Shower Room

Suite comprising large shower cubicle with bi-folding glass door and thermostatic shower. Vanity wash hand basin and close coupled WC.

### Family Bathroom

A spacious bathroom with modern fitted suite comprising panel bath with central mixer tap and shower fitting, walk-in shower cubicle with thermostatic shower, vanity wash hand basin and close coupled WC. Chrome ladder style towel rail/radiator. PVCu double glazed window to rear.

### Second Floor Landing

PVCu double glazed window to rear. Built-in storage cupboard. Doors to:

### Bedroom 2 11' 10" x 10' 0" (3.61m x 3.05m)

PVCu double glazed window to rear. Radiator.

### Bedroom 3 15' 0" max x 11' 8" (4.57m x 3.55m)

PVCu double glazed window to front. Radiator. Built-in wardrobe. Stairs ascending to:

### Third Floor

Door to:

### Loft room 15' 0" max x 11' 10" Sloping Ceiling (4.57m x 3.61m)

Velux double glazed roof window to rear with distant views to Portland Bill and The English Channel. Doors to eaves storage.

### Outside

A sunny low maintenance courtyard garden enclosed by Portland stone walling, with artificial grass and paving. Gated side access to front.

### Council Tax Band

The Valuation Office Agency published assessment is band 'C'



## The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

### Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

### Notes:



# FLOORPLAN

Ground Floor



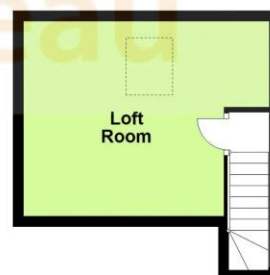
First Floor



Second Floor



Third Floor



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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3 Easton Street, Portland, DT5 1BS  
 Phone: 01305 826 999, Email: [portland@therealestatebureau.co.uk](mailto:portland@therealestatebureau.co.uk)

[www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

