

Groves House | Castletown | Portland | DT5 1BD

BEAUMONT JONES

Offers Over £300,000

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We are delighted to bring to the market this Grade Two Listed characterful three double bedroom property that has been modernised throughout. This is the perfect holiday let investment purchase with option to be sold with bookings in place and would also make a perfect home. The property offers three double bedrooms, beautiful bathroom with free standing bath and walk in shower, spacious open plan kitchen/living room/diner with exposed beams, utility area and off road parking for one car. Potential for property to be sold fully furnished. Offered with no forward chain this property must be viewed to be appreciated.

- Substantial Open Plan Living Accommodation with Vaulted Ceilings
- Beautifully Modernised Bathroom
- Off Road Parking for One Vehicle
- Perfectly Located close to Portland Sailing Academy
- Offered with No Forward Chain
- Characterful Features Throughout

Full Description

This charming and characterful property is immaculately presented, offering spacious accommodation arranged over two floors, this property would make a very special permanent or additional home, all within close proximity to Weymouth & Portland Sailing Academy. Entrance to the property is via the composite front door into the welcoming hallway. On entrance, you have first glimpse of the character and charm this property offers with vaulted ceilings to the first floor and exposed beams. The entrance hall provides access to the utility area, bathroom, storage cupboard which houses electric and gas meters and stairs leading to the first







Well presented and immaculate throughout offering plenty of living accommodation and off road parking for one car.











floor. The modern bathroom has tiled flooring and walls, free standing bath, walk in shower with wall mounted mixer shower and waterfall attachment overhead, wash hand basin and a low level WC. The utility area offers base level units, storage cupboard space and plumbing for washing machine, rear aspect double glazed window and further door into the inner hallway. Off the utility area there is an inner hall where bedrooms one and two can be found. The master bedroom is a generously sized double with front aspect single glazed window with fitted shutters creating privacy, fireplace and a wall mounted radiator. Bedroom two is a further double with front aspect single glazed window with fitted shutters and a wall mounted radiator.

The first floor open-plan living space is the main hub of the home, where you appreciate the full charm of this stunning property with wooden flooring, vaulted ceilings and exposed beams. There is plenty of space for living & dining furniture and plenty of light from the dual aspect windows both having fitted shutters. The modern fitted kitchen offers a range of eye and base level units with integral appliances comprising of a double oven, fridge/freezer, dishwasher and an electric induction hob on the breakfast bar centre island. A door opens into the third bedroom which is another double offering a side aspect window, eaves storage and a wall mounted radiator.

To the side of the property there is an allocated parking space for one car with an electric charge power point.

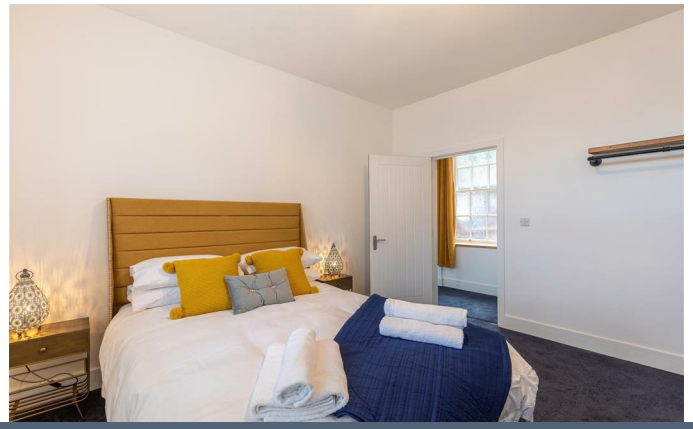
Portland is known for its spectacular cliffs, small cove beaches and breathtaking views. The island is a popular destination for climbers, diving, kayaking, walking and bird-watching. An explorer's island, with museums, castles, lighthouses, sculptures and views across Chesil beach, Portland Harbour and Weymouth. Portland provides a variety











of shopping and business outlets, including a petrol station, Tesco supermarket, butchers, hairdressers, Co-op, variety of public houses and educational facilities as well as many leisure pursuits, in particular, excellent sailing, fishing and water sports facilities including those at the Weymouth & Portland Sailing Academy. The coastal resort of Weymouth is reached over a causeway from Chesil Beach and is within easy reach by car as well as regular bus services from the island.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently on business rates.

Services: - Gas central heating. Mains electric, water & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

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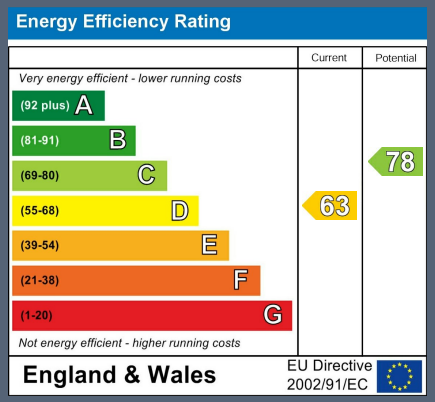

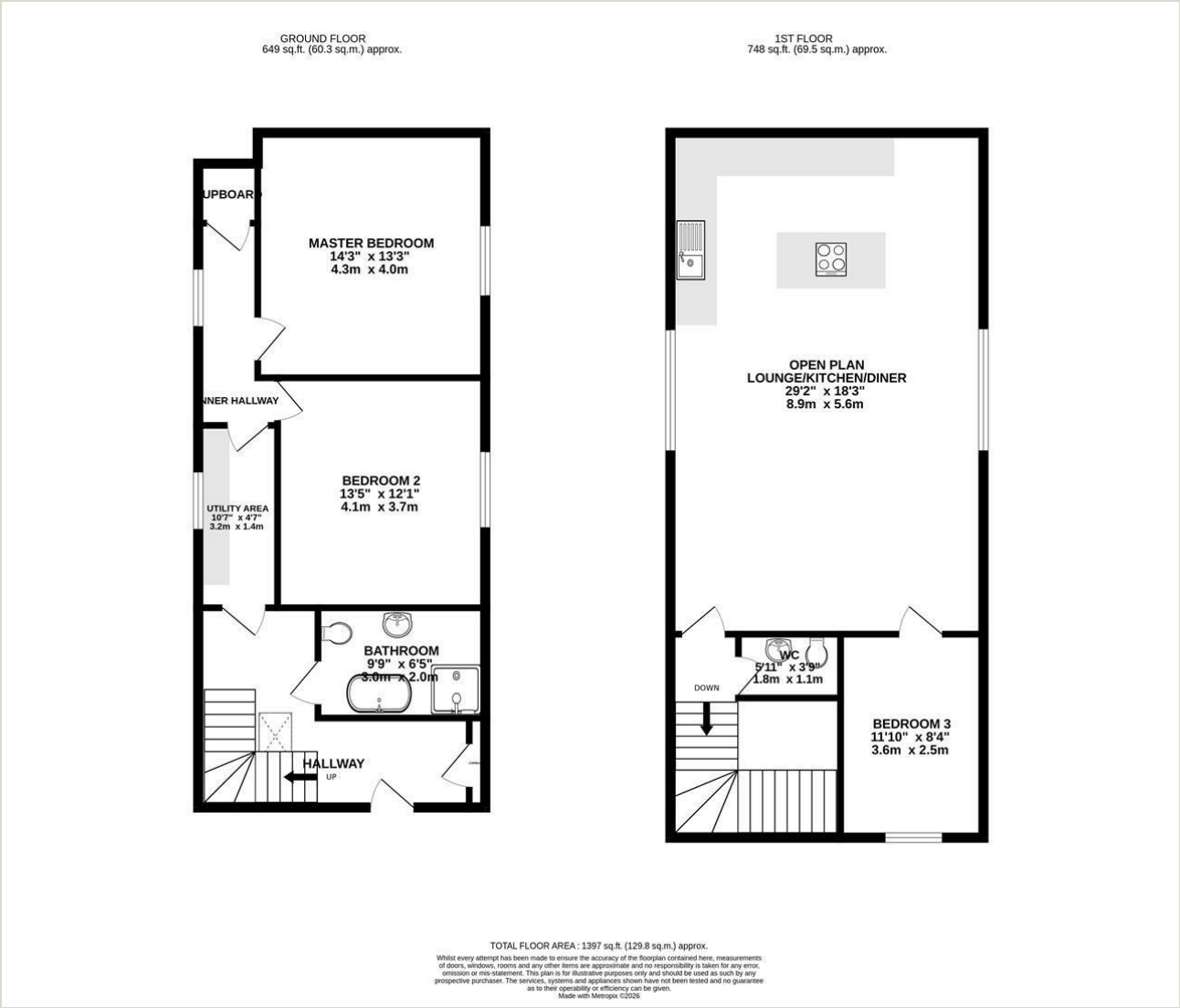

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We value more than your property