



## Woolcombe Road

, Portland DT5 2HZ

- Three bedroom family home
- Well proportioned living room with French doors onto garden
- Rear garden with patio and rear access
- Porch opening into the front garden and entrance hallway
- Within a short stroll of excellent coastal walks
- Spacious accommodation throughout
- Generously proportioned open plan living room / diner
- Excellent nearby transport links and amenities

**£200,000 Freehold**





### **Porch**

9'2" x 4'3"

A triple-aspect porch providing excellent storage space, featuring an internal obscured window into the entrance hallway and a glazed-panel wooden front door.

### **Entrance Hallway**

Stairs rise to the first-floor landing, with an obscured internal window into the porch. There is a door opening into useful under-stair storage, a wall-mounted thermostat, and a glazed-panel door opening into the living room.

### **Kitchen**

18'8" x 15'5"

### **Living Room**

16'0" x 11'9"

A spacious, light-filled living room featuring double glazed French doors opening onto the rear garden, wooden floorboards, a wall-mounted radiator, ceiling coving, picture rails, and a feature electric fireplace with wooden surround.



### First Floor Landing

With wooden floorboards, a large storage cupboard housing the boiler, doors leading to all first-floor rooms, and loft access via a hatch.

### Bedroom Three

11'5" x 6'6"

A front-aspect bedroom with a built-in wardrobe cupboard, ceiling coving, and a double glazed window.

### Bedroom Two

12'9" x 8'10"

A rear-aspect double bedroom with a double glazed window overlooking the rear garden. A door opens into built-in wardrobe space, and there is ample room for additional freestanding furniture.

### Bedroom One

15'1" x 8'2"

A generously proportioned front-aspect double bedroom with two double glazed windows and wall-to-wall built-in wardrobes concealed behind fitted doors.

### Bathroom

6'2" x 5'10"

A rear-aspect fully tiled bathroom featuring an obscured double glazed window, a wall-to-wall bathtub with stainless steel mixer tap and handheld shower attachment, and a hand wash basin with stainless steel taps.

### W/C

5'2" x 3'3"

A rear-aspect partially tiled separate WC featuring an obscured double glazed window and a low-level WC.

### Rear Garden

A sunny rear garden, fully wall enclosed with a tiered patio including outbuilding with double glazed window and a wooden door providing access. Doors open from the kitchen and the living room and to the rear, a gate provides rear access into the garden.

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Local Authority  
Council Tax Band **A**  
EPC Rating **C**

GROUND FLOOR



1ST FLOOR



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