Instinct Guides You

Back Street, Portesham, Weymouth
£305,000

- No Onward Chain
- Garage At Rear
- Village Setting
- Three Double Bedrooms
- Countryside Views
- In Need Of Modernisation
- Two Reception Room
- Backing On To Fields

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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

Situated in the heart of Portesham, this semi-detached character cottage enjoys open countryside views, garage, a generous garden and flexible living space arranged over two floors. The property offers three double bedrooms, two reception rooms, a kitchen with adjoining utility and a peaceful rural setting while remaining within easy reach of Weymouth and the Jurassic Coast.

The front door opens into a central hall with stairs rising to the first floor and access to two reception rooms. To one side sits the lounge, a comfortable space with a window overlooking the garden and fields beyond. Opposite is the dining room, positioned conveniently next to the kitchen and offering ample space for entertaining.

The kitchen is located to the rear of the property, fitted with a range of units and work surfaces, with a window providing natural light and views across the fields. A door leads through to the utility room, which offers additional storage and space for appliances, along with external access to the garden.

Upstairs, the landing connects to three double bedrooms, all enjoying views. The main bedroom is a generous double, with two further two doubles. The bathroom comprises a bath with shower over, wash basin and toilet.

Outside, the garden surrounds the property with areas of lawn and space to enjoy the open rural setting. The elevated position provides some far reaching views across neighbouring fields, creating a peaceful backdrop to the home. A garage is accessed by lane to the rear and used only for storage due to narrow access.

Room Dimensions

Kitchen 14'3" max x 9'4" max (4.35m max x 2.87m max)

Lounge 11'11" x 9'10" (3.65m x 3.00m)

Dining Room 12'0" x 11'5" (3.66m x 3.48m)

Bedroom One 12'0" x 11'3" (3.67m x 3.45m)

Bedroom Two 12'0" x 9'8" (3.67m x 2.96m)

Bedroom Three 11'4" x 9'4" (3.47m x 2.87m)

Bathroom

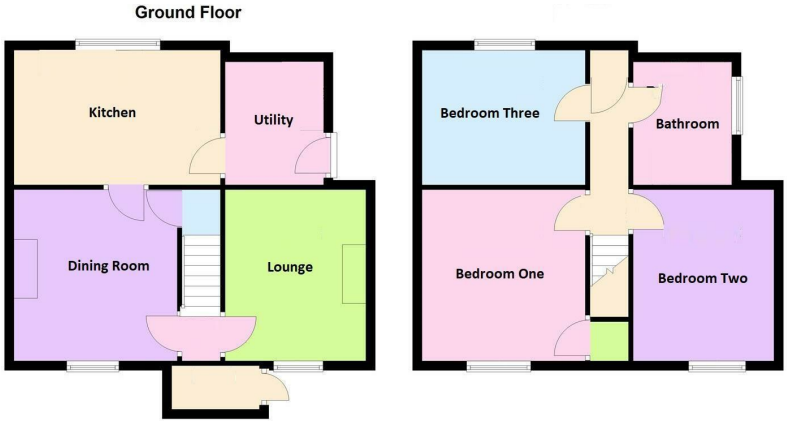
Utility Room

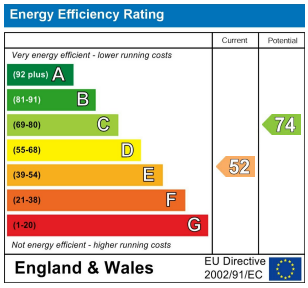
Garage

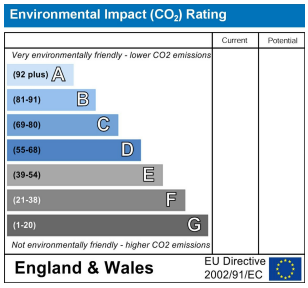
Agent Notes

The vendor informs that there is a £325 per annum charge to Ilchester Estates allowing for access over a private lane to the garage at the rear for storage. Please note the access is narrow only allowing access for a small vehicle.

We recommend these details are checked by a solicitor before incurring costs.







Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.