

Symonds
& Sampson

29 Back Street
Portesham, Weymouth, Dorset

29 Back Street

Portesham
Weymouth
Dorset DT3 4EZ

A charming period terraced cottage delightfully situated in the centre of this picturesque and sought after West Dorset village.



- Charming period terraced cottage
- Picturesque and sought after West Dorset village
- Easy access to the Jurassic coast and beautiful open countryside
 - Attractive period features
 - Two double bedrooms
- Easily maintained front and rear gardens

Guide Price £235,000

Freehold

Poundbury Sales
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THE PROPERTY

A two bedroom period cottage quietly situated within this attractive and highly popular village within easy access to the Jurassic coast and open countryside. Constructed with brick elevations under a slate roof, the cottage is ideally positioned in a tucked-away location by the duck pond with lovely views over the village.

ACCOMMODATION

On the ground floor, an entrance door leads into a hall with stairs to the first floor and a door to the sitting room. Stripped pine cottage-style doors run throughout the property. The sitting room enjoys a front aspect with an open fireplace and understairs cupboard. A door to the rear leads into the kitchen which is fitted with a range of wall and floor cupboards and a useful larder cupboard. Access leads to a lobby with door to outside courtyard. On the first floor are two double bedrooms together with a family bathroom.

OUTSIDE

Gated access to the front leads to an enclosed lawned garden with gravelled border, stocked with a variety of shrubs and plants. There is a courtyard garden and store to the rear with a pedestrian right of access over number 31 Back Street.

There is an allocated parking space available for 1 car on the gravelled drive which is under the ownership of the Ilchester Estate, granted on annual licence agreement of £150.00.

SITUATION

The picturesque village of Portesham lies close to the World Heritage Jurassic Coastline including the famous Chesil Beach, which stretches from Lyme Regis along the coast to the nearby coastal resort of Weymouth. The county town of Dorchester and coastal resorts of Bridport, West Bay and Weymouth can all be found within a 10 mile radius providing a wide range of shopping and leisure facilities. The village itself enjoys an active social calendar and boasts a public house/restaurant, farm shop with cafe, church, community centre, doctor's surgery and primary school.

DIRECTIONS

What3words:///proofread.surprises.hired

SERVICES

Main electric, water and drainage. Electric heating.

Local Authority
Dorset Council 01305 251010

Broadband: Superfast available in the area. Highest download speed 80 Mbps
Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band B
EPC F

The Land Registry Title shows all three cottages within the terrace under the same title and this is in the process of being split.

The property is situated in a Conservation area.

There is an annual charge from Ilchester Estate for the parking space of £150 per annum.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)	A (69-78)	
A+ (81-90)	B (55-68)	
A (71-80)	C (39-54)	
B (61-70)	D (29-38)	
C (51-60)	E (21-28)	
D (41-50)	F (13-20)	
E (31-40)	G (1-12)	
F (21-30)		
G (1-20)		
England & Wales		

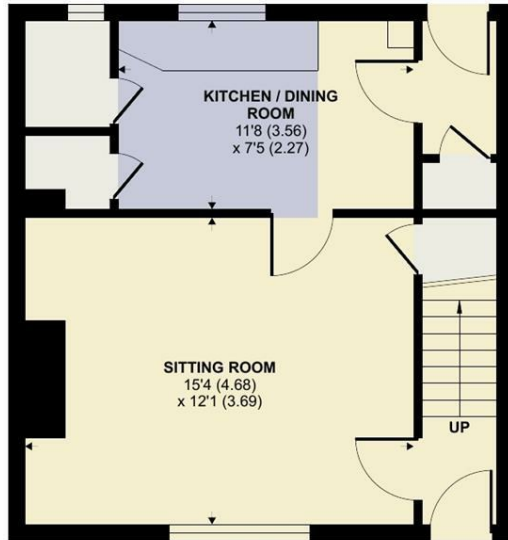
Back Street, Portesham, Weymouth

Approximate Area = 742 sq ft / 68.9 sq m

Outbuilding = 123 sq ft / 11.4 sq m

Total = 865 sq ft / 80.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1242235



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