



9 Back Street

Portesham Weymouth, DT3 4EZ

**Price Guide £325,000 Freehold**

## 9 Back Street

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A character stone cottage requiring updating and offering three double bedrooms located in the popular village of Portesham. The property is set on an elevated plot with a wide garden to the front and side and enjoying country views plus distant sea views. The accommodation is well portioned and offers two reception rooms, a kitchen breakfast room and a utility room plus on the first floor are three double bedrooms and a bathroom. Outside there is an ample sized garden plus access to a greenhouse, shed and a garage accessed from a narrow lane to the rear. The property is vacant with no forward chain

### Porch

### Hall

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

**Dining Room**  
12'0" x 11'5" (3.66 x 3.48)  
Under stairs cupboard

**Kitchen**  
14'3" x 9'4" (4.35 x 2.87)  
Fitted with worktops with drawers and cupboards below and wall mounted cupboards

**Utility Room**  
8'7" x 6'10" (2.62 x 2.10)  
sink unit in worktop with cupboard below floor standing oil fired boiler, door to garden

**Landing**  
Cupboard

**Bedroom 1**  
12'0" x 11'3" (3.67 x 3.45)

**Bedroom 2**  
12'0" x 9'8" (3.67 x 2.96)

**Bedroom 3**  
11'4" x 9'4" (3.47 x 2.87)  
Views to open countryside to the rear

**Bathroom**  
Panel bath, wash hand basin and WC





### Outside

There is an ample sized garden to the front and side mainly laid to grass with borders there is a green house and shed and rear access to the garage

### Garage

Accessed off a narrow lane to the rear

### Parking

There is no allocated off road parking included

### Council Tax

Band D with Dorset Council

### Utility Supplies

Mains electricity water and drainage connected

### Flood Risk

Very low risk from rivers sea or surface water

### Construction

Traditionally built cottage with mainly stone elevations under a pitched roof

### Phone and Broadband signal strength and coverage

EE & O2 signals are strong, 3 & Vodafone are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 16 mbps superfast 80 mbps ultrafast is not available

### Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

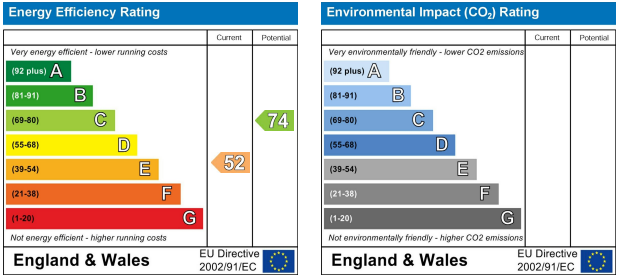
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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