

Symonds  
& Sampson

13 James Road

Dorchester, Dorset



# 13 James Road

Dorchester, Dorset  
DT1 2HB

A well-presented mid-terrace family home offering three double bedrooms, off-street parking, and a west-facing rear garden, situated in a sought-after area of Dorchester.



- Charming terraced home
- Sought-after Dorchester location
- Two spacious reception rooms
  - Three double bedrooms
- Sunny, private rear garden
  - Off-road parking
- Offered with no onward chain

Guide Price **£325,000**

Freehold

Dorchester Sales  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)





## THE PROPERTY

A charming terraced period family home with three double bedrooms, located in a sought-after area of Dorchester within walking distance of the town centre and excellent local schools. The rear garden backs onto playing fields, offering a delightful open outlook. Additional features include two reception rooms, a conservatory, side access to the garden, and gas central heating.

## ACCOMMODATION

The sitting room is positioned at the front of the property, featuring a central fireplace and a bay window that floods the space with natural light. It flows seamlessly into the dining room, which opens via sliding doors into the conservatory. The conservatory offers views over the private and secluded rear garden and provides direct access to both the garden and the kitchen. The kitchen is well-equipped with an integrated electric oven and hob, fridge, and freezer, along with space and plumbing for a washing machine.

Upstairs, the first floor offers three double bedrooms. Bedrooms one and two benefit from ample fitted wardrobes across the back wall, while bedroom three is a smaller double with a fitted cupboard. The family shower room includes a fully tiled shower cubicle, and there is a separate WC for added convenience.

## OUTSIDE

The parking area at the front of the property is laid to tarmac, with a right of access over the green.

The level, sunny rear garden is mainly laid to lawn and features a walled patio seating area, timber garden shed, and well-stocked flower borders.

## SITUATION

Dorchester, the historic county town of Dorset, offers a superb range of shops, restaurants, and leisure facilities, including the vibrant Brewery Square development. The property enjoys excellent transport connections, with Dorchester South and Dorchester West stations providing direct rail services to London Waterloo and Bristol Temple Meads, respectively. Dorset County Hospital is also conveniently nearby.

The property is located within the catchment area of several highly regarded schools. Dorchester is home to a wide variety of sports clubs, catering to enthusiasts of cricket, rugby, football, tennis, and golf. Just a few miles to the south lies the stunning Jurassic Coast, renowned for its sandy beaches, scenic coastal walks, and extensive water sports opportunities.

## DIRECTIONS

What3words:///summit.creamed.shot

## SERVICES

Mains electricity, gas, water and drainage are connected.  
Gas central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

## AGENT NOTE

Please note that the photos were taken in July 2023.



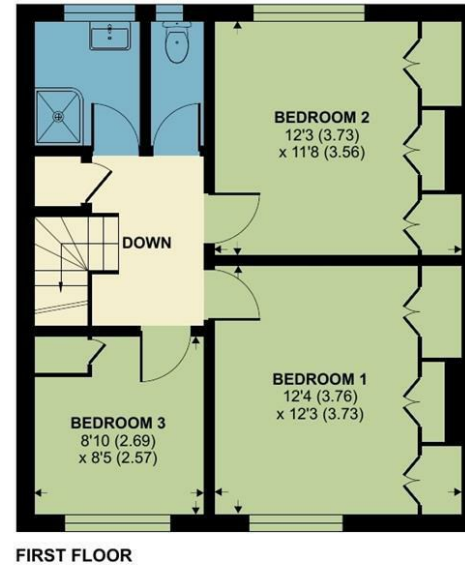
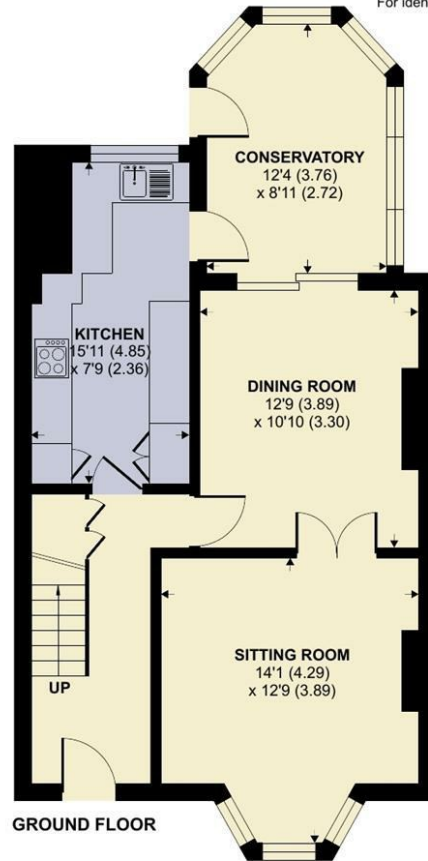




## James Road, Dorchester

Approximate Area = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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: 1006669



Dorchester/KWI/01.09.2025



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