



20 RIVERSIDE

Beaminster, DT8 3NJ

Price £280,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A modern semi-detached bungalow set in a quiet location on the edge of Beaminster yet within walking distance to the main square. The property briefly comprises two bedrooms, bright sitting room, modern kitchen, enclosed garden to rear, integrated garage plus driveway parking for two cars.

Situation

The local area*
 6.5 x miles – Crewkerne
 6.6 x miles – Bridport
 7.9 x miles – Jurassic Coast

*All distances are approximate and sourced from Google Maps

The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester.

Local Authority

Dorset Council Tax Band: C
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

A bright entrance hall with doors leading off to bathroom, both bedrooms, sitting room and garage.

Sitting Room

A comfortable reception space with feature electric fireplace with modern surround and large window to rear aspect overlooking the garden. Sliding door to kitchen.

Kitchen

A modern kitchen comprising of a range of fitted wall and base units, integrated fridge, electric oven and hob, slim dishwasher, one and a half stainless steel sink with drainer and window to rear aspect. Door off to conservatory.

Conservatory

An additional reception space which the current owners have utilised as a dining area. With doors leading out to the enclosed rear garden.

Bathroom

White suite comprising corner shower cubicle, wash hand basin, low level WC and heated towel rail. With obscure glazed window to side aspect.

Bedroom 1

A comfortable double bedroom with large window to front aspect and fitted double wardrobe.

Bedroom 2


A single bedroom with window to front aspect, with fitted cupboard.

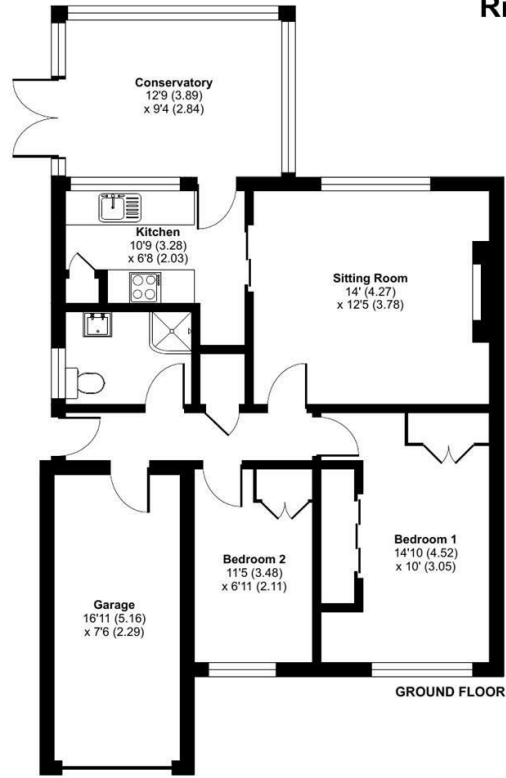
Garage

With up and over door, the garage can be accessed externally from the driveway or via an internal door of the hallway. Complete with lighting and electric.

Garden

The rear garden is enclosed with side access via a gate along the edge of the property or accessed from the conservatory. The low maintenance garden is mainly paved with some mature shrubs around the perimeter. A useful shed is tucked in one corner.






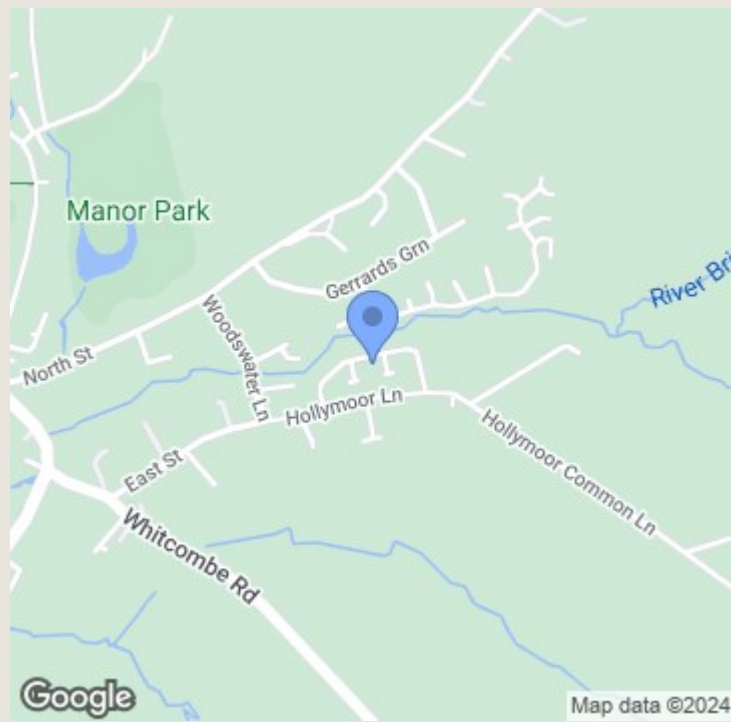
Riverside, Beaminster, DT8

Approximate Area = 743 sq ft / 69.2 sq m
 Garage = 128 sq ft / 11.8 sq m
 Total = 871 sq ft / 80.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Mayfair Town & Country. REF: 1027574



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

