



# 1 FRANCIS MEWS HOGSHILL STREET

Beaminster, DT8 3FP

Price £460,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

An attractive semi-detached modern town house located in the center of this ever popular Dorset town. The property was built in 2018 in by renowned local builders CG Fry & Son with colour washed elevations under a slate roof and has superb light and spacious accommodation comprising dual aspect sitting room, fitted kitchen/breakfast room, master bedroom with en-suite shower room, two further bedrooms and family bathroom. There is sash style sealed unit double glazing and gas fired central heating. To the rear is a pretty garden with lawn, raised flower/shrub beds and a paved terrace as well as a parking area. This beautiful house, is ideal for the buyer seeking a character style house with all the benefits of modern living within easy reach of an excellent variety of shops.

## Situation

The local area\*  
 6.0 x miles – Crewkerne  
 6.3 x miles – Bridport  
 7.7 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: D  
 Tenure: Freehold  
 EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		94
(82 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

## Living Room

A delightful dual aspect room with feature polished stone fireplace with fitted gas fire, two rads and doors leading to the rear garden.

## Kitchen/Dining Room

An attractive room with fitted double oven, hob with extractor fan over, fridge/freezer and dishwasher. Tiled flooring, double bowl sink unit, excellent range of modern fitted cupboards and drawers, work surfaces and bay window with space for a table and chairs.

## Utility Room

Plumbing for washing machine, sink unit, cupboards and gas fired boiler. Door to rear gardens.

## Landing

Radiator and cupboard.

## Master Bedroom

Radiator

## En Suite Shower Room

Half tiled walls, shower cubicle, hand basin and low level w/c. Rad

## Bedroom Two

Radiator

## Bedroom Three

Radiator

## Family Bathroom

A contemporary suite comprising half tiled walls, panelled bath with shower and screen, low level w/c, wash hand basin and heated towel rail.

## Rear Gardens

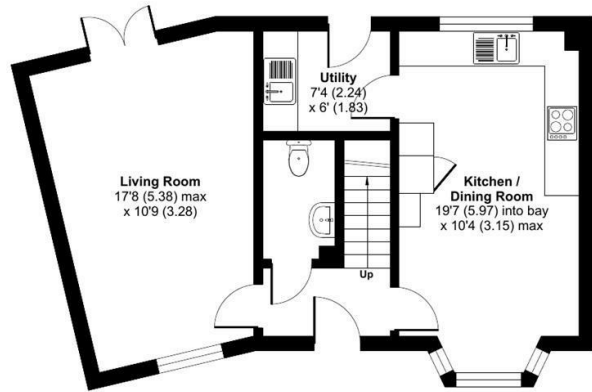
Walled and fenced, lawn, well stocked raised shrub beds and paved patio area.

Two parking spaces.

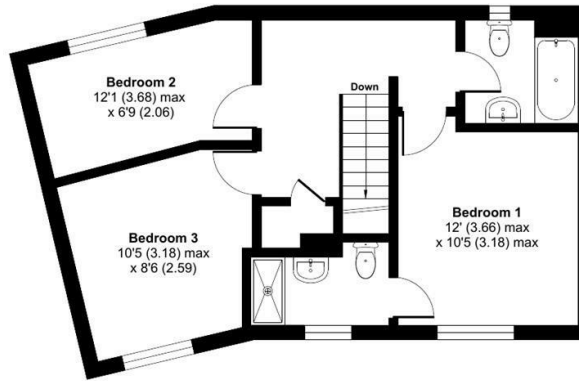
## Francis Mews, Hogshill Street, Beaminster, DT8

Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1027965



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

**01308 862606**

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### 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)

