



**3 WOODLANDS BRIDPORT ROAD**

Beaminster, DT8 3PN

**Price £550,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An attractive semi detached house located in a small close on the outskirts of this ever popular West Dorset town.

3 Woodlands has colour washed elevations and has excellent spacious accommodation including a splendid open plan kitchen/dining/living room which is the hub of this gorgeous house and provides a space for cooking and relaxing after a long walk in the surrounding countryside. The property also has a sitting room, utility room and cloakroom on the ground floor with 3 bedrooms and 2 bathrooms on the first floor.

The gardens are a particular feature with well stocked and raised flower/shrub beds ,lawn ,terrace and young trees. There is also a garage and parking space.

## Situation

The local area\*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 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 including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport ,Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

## Local Authority

Dorset Council Tax Band: E

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C	68	
(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

Tiled floor, radiator and deep cupboard

## Sitting Room

A delightful room with extensive fitted bookshelves and cupboards and radiator.

## Kitchen/Dining/Living Room

A superb open plan living room which will be the hub for living in this charming house.

The kitchen is well fitted with fitted oven, hob and extractor, excellent range of fitted floor and eye level cupboards and drawers. Fitted dishwasher ,fridge and freezer,tiled splashbacks and timber worksurfaces.

The living /dining area has radiators ,velux rooflights and door leading to the rear gardens.

## Utility Room

Plumbing for washing machine, Tiled floor and splashbacks, cupboards and Vaillant gas fired boiler. Door to rear garden.

## Cloakroom

Suite comprising low level w/c, hand basin, tiled splashbacks and floor.

## Landing

Radiator and airing cupboard.

## Bedroom One

Triple wardrobe and radiator.

## En Suite

Suite comprising shower cubicle,hand basin,low level w/c and radiator.

## Bedroom Two

Wardrobe and radiator.

## Bedroom Three

Radiator

## Bathroom

Suite comprising panelled bath, low level w/c, hand basin and radiator.

## Gardens

Shared tarmac and gravelled drive leading to Single Garage with up and over door, power and light supply. Parking Space.

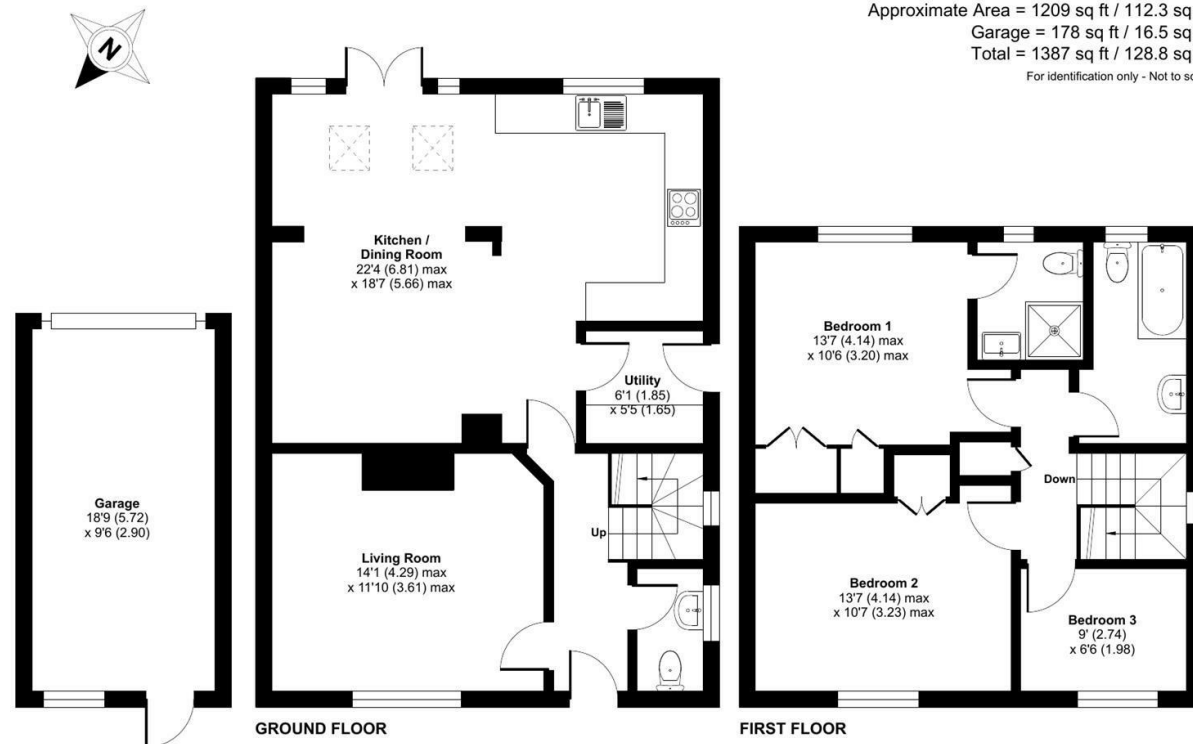
The front garden is gravelled and bounded by iron railings.

The rear gardens are a particular feature of this property and comprise paved sitting areas which are ideal for alfresco dining, lawns, well stocked raised beds, selection of trees and shrubs and pathway leading to the garage.

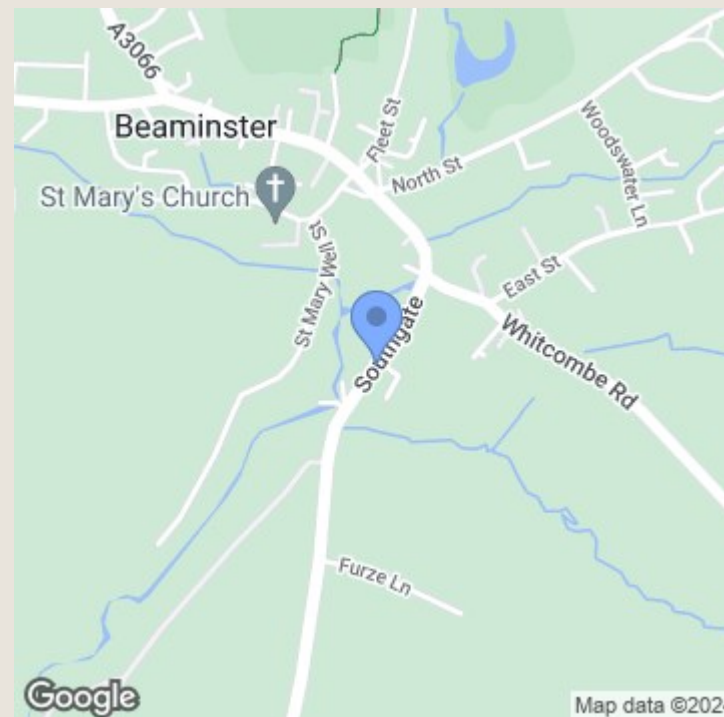
## Woodlands, Bridport Road, Beaminster, DT8

Approximate Area = 1209 sq ft / 112.3 sq m  
Garage = 178 sq ft / 16.5 sq m  
Total = 1387 sq ft / 128.8 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: 1035773



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)

