



**47 FLEET STREET**

Beaminster, DT8 3EH

**Price £350,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An attractive 2/3 bedroom Grade 2 Listed end of terrace period cottage located close to the heart of this ever popular West Dorset town. The property has stone elevations under a slate roof and charming accommodation which includes a sitting room with inglenook fireplace and beams. There are pretty gardens and a parking space.

## Situation

The local area\*

6.4 x miles – Bridport

7 x miles – Crewkerne

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 Council Tax Band: C

Tenure: Freehold

EPC Rating:



# PROPERTY DESCRIPTION

## Entrance hall

## Sitting room

An attractive room with feature stone inglenook fireplace with woodburner and beam, beamed ceiling, radiator and window seat.

## Kitchen/dining room

Range of cupboards and worksurfaces, one and a half sink unit, radiator, window seat and exposed stone wall. Kamdean floor.

## Garden room

Door to gardens, tiled floor

## Cloakroom

Low level w/c hand basin and plumbing for washing machine.

## Landing

Loft access

## Bedroom 1

Radiator and fitted wardrobe.

## Bedroom 2

Radiator

## Bedroom 3/Dressing room

Fitted wardrobes, radiator.

## Shower room

Suite comprising shower cubicle, low level w/c and wash basin. Kamdean floor.

## Outside

Directly adjoining the cottage is a pretty and part walled terrace garden with young trees and shrubs. Access, via a shared path, to a further area of garden with lawn, shrubs and flowers and a garden shed and store.

There is a single parking space located directly across the road from the cottage.

## Material Information

Mains electric, gas, water and drainage.

For information regarding broadband and mobile signal or coverage in the area, please see below.

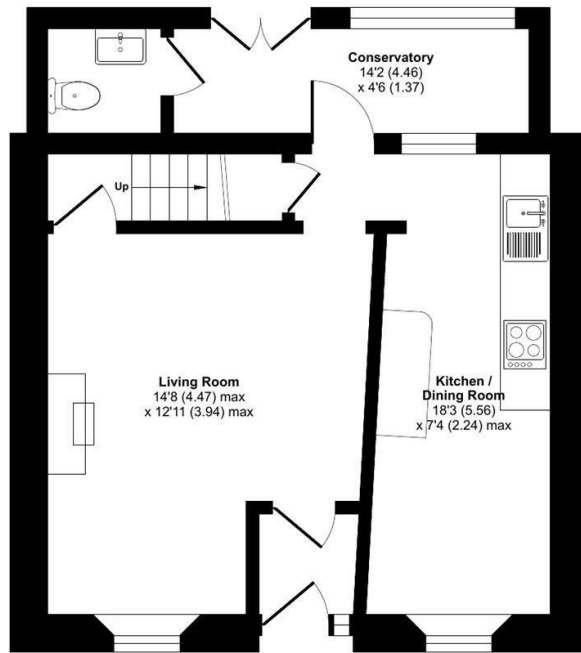
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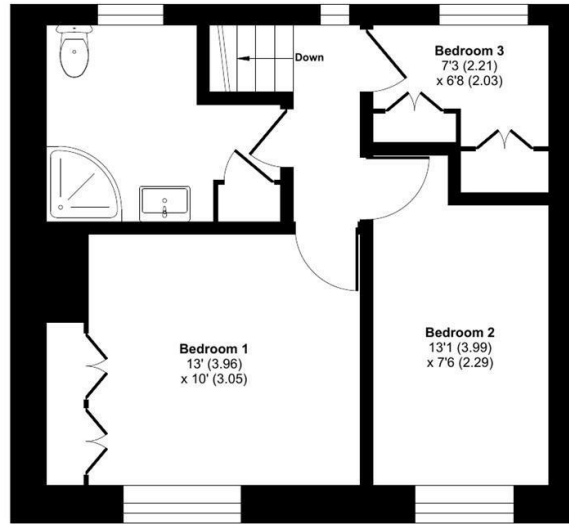
## Fleet Street, Beaminster, DT8

Approximate Area = 829 sq ft / 77 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 2024. Produced for Mayfair Town & Country. REF: 1077875



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)

