



50 ST. JAMES

Beaminster, DT8 3PW

Price Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A modern one bedroom semi-detached bungalow situated within a quiet cul-de-sac location, yet still within walking distance of the town centre. The property benefits from a spacious living room, conservatory, fitted kitchen and separate utility room, and modern shower room. Outside, there is a driveway to accommodate two cars, an enclosed rear garden with a recently built patio area for al-fresco dining.

Situation

The local area*
 7.0 x miles – Bridport
 7.2 x miles – Crewkerne
 8.4 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, 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: B
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

A useful space for coats and boots. Door off to bathroom and opening to the living room.

Living Room

A generous reception space with a bay window maximising light, looking out to the front aspect. There is a slate-effect fireplace surround, creating a focal point for the room.

Kitchen

A modern fitted kitchen with a range of base and wall units with laminate worktop over and stainless steel sink with drainer. Gas cooker, space and plumbing for dishwasher, and space for freestanding fridge. There is a breakfast bar, providing a dining space for two or further workspace, bringing the two rooms together in this open-plan style.

Bathroom

Modern white suite comprising fitted corner shower cubicle, wash hand basin with built-in vanity storage below, heated towel rail and WC. There is an airing cupboard providing useful storage and window with obscure glazing to side aspect.

Bedroom

Double bedroom with window to rear aspect/conservatory. Fitted wardrobes.

Utility Room

A useful utility area, with space/plumbing for washing machine, fitted base unit with laminate worktop over. Door off to conservatory.

Conservatory

Overlooking the enclosed rear garden with double doors off to side. This light and bright space offers an additional reception space, providing versatile accommodation.

Parking

To the front there is paved off road-parking for two cars.

Garden

The rear garden is accessed via the conservatory or directly around the side of the property. A few steps lead to a raised patio area while the rest of the garden is mainly laid to lawn, with planted borders to each side. At the rear, there is a lovely patio area, with great privacy, a perfect spot for alfresco dining.

Material Information

All mains services connected.

Gas fired central heating.

Water meter.

Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

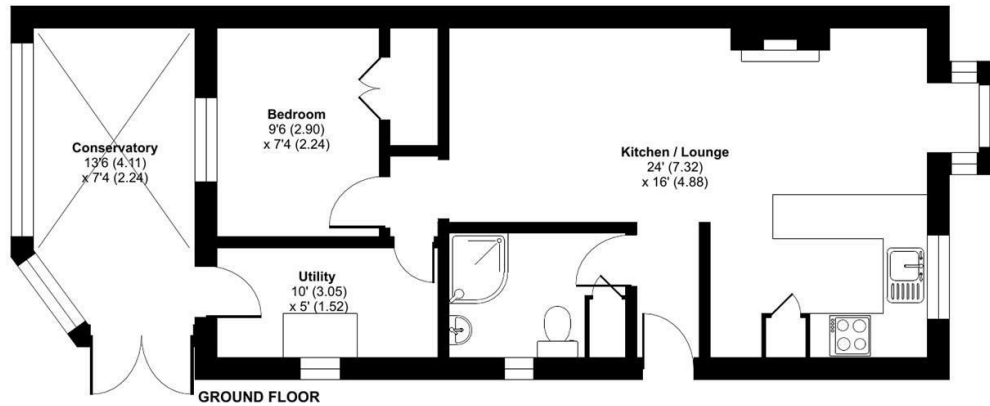
For planning applications, please contact West Dorset District Council.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

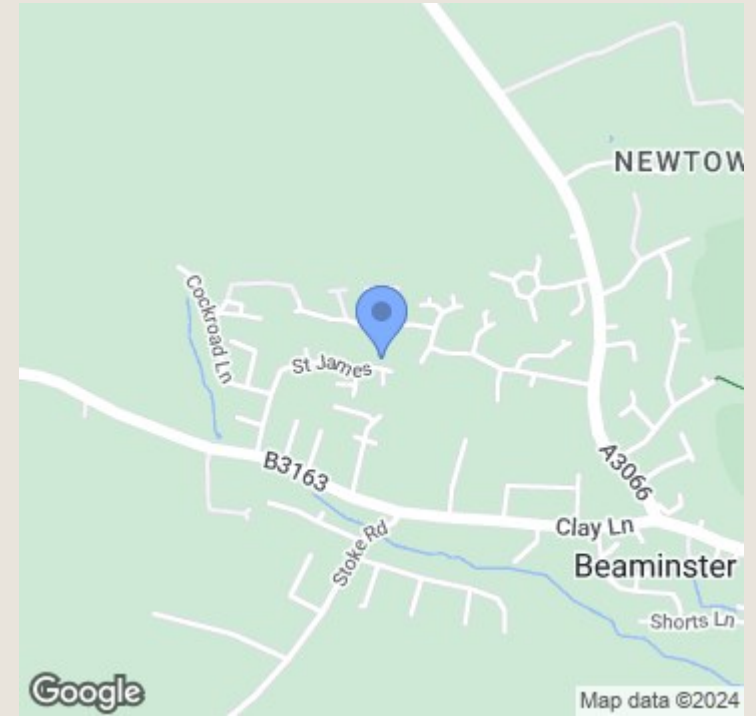
St. James, Beaminster, DT8

Approximate Area = 715 sq ft / 55.6 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 2024. Produced for Mayfair Town & Country. REF: 1107550



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

01308 862606

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)

