



21 ORCHARD WAY

Mosterton, DT8 3LT

Price Guide £450,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A superb 5 bedroom detached house located in a small cul de sac in a popular residential area.

The property has been extended by the current vendors and has excellent, spacious and flexible accommodation which benefits from oil fired central heating, sealed unit double glazing and comprises a fantastic living area with open plan kitchen/dining area and sitting room as well as a snug which opens on to the rear garden. On the first floor are 5 bedrooms one of which has an en suite as well as a family bathroom.

Situation

The local area*

3.4 x miles – Crewkerne

3.3 x miles – Beaminster

11.3 x miles – Jurassic Coast

*All distances are approximate and sourced from Google Maps

The local area

Mosterton is one of the few remaining villages situated within the parish which still boasts a variety of amenities including; a large village shop with deli and locally sourced produce, sought-after primary school, Eeles pottery, commercial garage and village hall. The village is a thriving community and hosts a variety of social and hobby events throughout the year. Located just 3.3 miles from the town of Beaminster and 3.4 miles from Crewkerne.

Local Authority

Council Tax Band: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Timber effect flooring,radiator and stairs to first floor.

Cloakroom

Timber effect flooring, hand ,hand basin, low level w/c and radiator

Kitchen

Timber effect flooring, double drainer sink unit with mixer tap, good range of cupboards and drawers, worktops ,fitted double oven, hob and extractor fan and integrated dish washer and fridge.

Dining Area

Timber effect flooring and radiator.

Sitting Room

An attractive room with feature fireplace with fitted electric fire, timber effect flooring, radiator and bifold doors to snug.

Snug

Engineered oak flooring, under floor heating, double doors to garden.

Utility room

Single drainer sink unit, tiled floor, cupboards, plumbing for washing machine and door to garden.

First Floor

Landing

Loft hatch ,airing cupboard and radiator.

Bedroom 1

Range of wardrobes, radiator and views over the village.

Ensuite

Suite comprising shower cubicle ,low level w/c, ,hand basin with cupboard ,tiled walls.

Bedroom 2

Radiator and cupboard.

Bedroom 3

Radiator and cupboard.

Bedroom 4

Radiator

Bedroom 5

Radiator and views over the village.

Family bathroom

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

Outside

Single Integral Garage and parking area to the front.

Garden

The garden is located to the rear and comprise gravelled terrace and area of decking. Oil tank.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- oil fired central heating
- Mains drainage
- 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

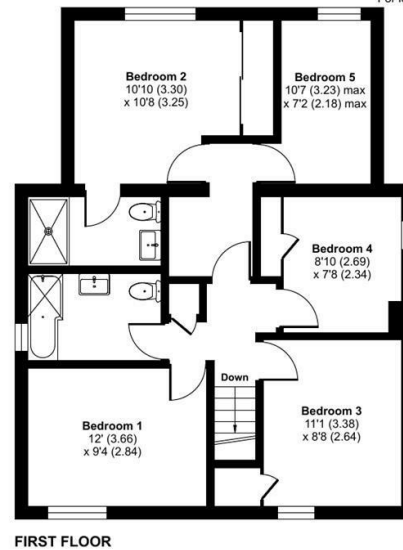
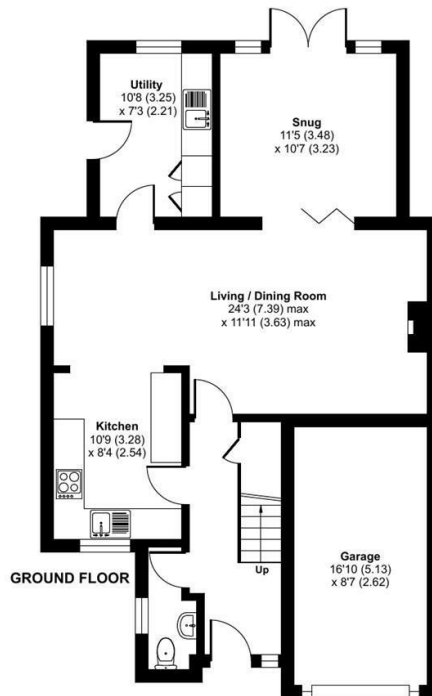
Orchard Way, Mosterton, Beaminster, DT8

Approximate Area = 1416 sq ft / 131.5 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1562 sq ft / 145.1 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: 1118792.



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)

