



**SOUTH COTTAGE 43A FLEET STREET**

Beaminster, DT8 3EF

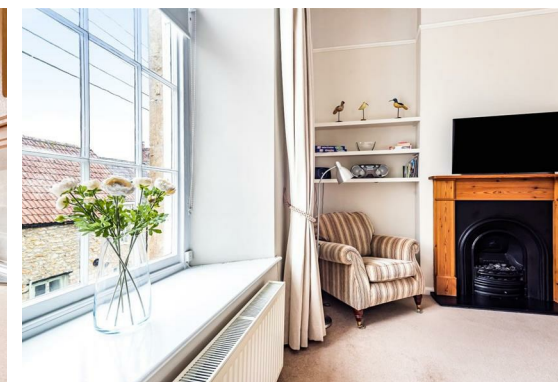
**Price £350,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An attractive Grade II Listed former Wesleyan chapel believed to date from mid 19th century. Built of natural stone under a slate roof and offering versatile accommodation over two floors. Enjoying fantastic views from the first floor, across the Memorial playing fields and to the countryside beyond through its impressive arched sash windows.

The light and spacious accommodation comprises a bedroom and integral garage on the ground floor and a superb sitting room, bedroom, kitchen and family bathroom on the first floor. This charming property is ideal for a variety of buyers.



## 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.

## Local Authority

Dorset Council Council Tax Band: C

Tenure: Freehold

EPC Rating:



# PROPERTY DESCRIPTION

## Entrance Hall

The property is entered via a part glazed wooden front door into a spacious carpeted hallway. Stairs rise to the first floor with understairs storage cupboard. Airing cupboard off first floor landing.

## Inner hall

## Bedroom 2

A good sized bedroom which has a large window overlooking the rear garden.

## Garage

The garage is accessed via the driveway with an up and over door with power and water supply.

## First Floor

## Landing

## Kitchen

With a good range of pine wall and base units, laminate work surface, stainless steel sink and drainer, inbuilt oven, inset electric 4 ring hob with extractor over, space for washing machine, dishwasher, fridge freezer. Lovely arched window with deep sill offering views over roof tops towards Beaminster Church

## Sitting Room

With wonderful high ceilings and beautiful sash window framing a pretty street view, this is a naturally light and spacious room with a feature fireplace.

## Bedroom 1

Again with wonderful high ceilings, this lovely room benefits from a superb sash window.

## Bathroom

White suite comprising low level WC, pedestal wash hand basin and bath. Part-tiled walls, arched sash window.

## Garden

The rear garden is a lovely sun-trap, is paved and walled creating a private, low-maintenance and tranquil space to eat and relax. Water supply. T

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

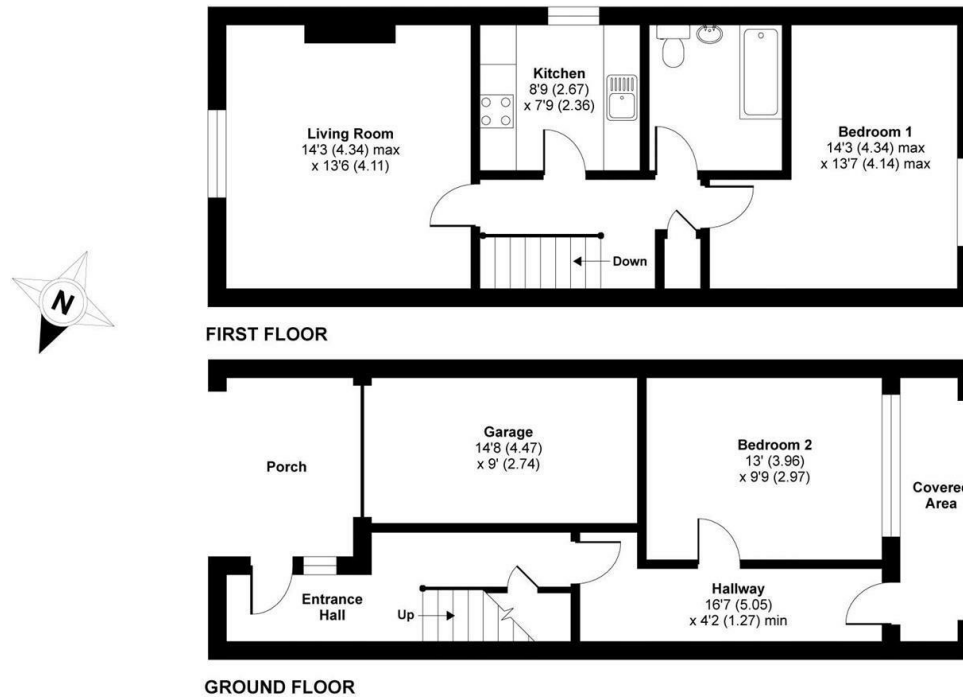
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## Fleet Street, Beaminster, DT8

APPROX. GROSS INTERNAL FLOOR AREA 1011 SQ FT 93.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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)

