



4 BROADWINDSOR ROAD

Beaminster, DT8 3DW

Price £360,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious detached chalet style house located within walking distance of local amenities. The property has excellent open plan accommodation on the ground floor comprising a fitted kitchen/sitting/dining area with doors opening on to the south facing garden. There is also a ground floor bedroom and shower room and 2 first floor bedrooms with a family bathroom. The property benefits from gas fired central heating and recently refitted double glazed windows. The gardens which have an attractive area of composite decking are designed for ease of maintenance.

Situation

The local area
 6.0 miles – Bridport
 6.2 miles – Crewkerne
 7.4 miles – Jurassic Coast

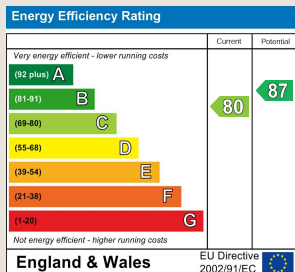
*All distances are approximate and sourced from Google Maps

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

West Dorset Council Tax Band: E
 Tenure: Freehold
 EPC Rating: C



PROPERTY DESCRIPTION

Kitchen/Sitting/Dining Room

A splendid open plan room with vinyl tiled flooring, kitchen area with excellent range of cupboards and drawers, single drainer sink unit with mixer tap ,fitted dishwasher ,fitted oven. Quartz work surfaces and island unit with range of drawers,
Sitting /dining area with cupboards and shelving and 2 sets of double doors with blinds leading to the garden.

Utility Room

Plumbing for washing machine,cupboards and drawers and worksurfaces.

Inner Hall

Vinyl flooring and 2 cupboards.

Bedroom 3

Triple wardrobe and radiator.

Shower room

A contemporary suite comprising double shower, hand basin with cupboard ,low level w/c and timber effect flooring. Radiator.

First Floor

Landing

Under eaves storage, radiator and 2 velux windows.

Bedroom 1

2 double cupboards, radiator and velux rooflight.

Bedroom 2

Radiator and 2 cupboards.

Bathroom

Attractive and stylish suite comprising deep Mode bath, hand basin with cupboard ,low level w/c,2 velux roof lights and radiator.

Outside

Parking area for 2 cars.

Gardens

The gardens are a particular feature being designed for easy maintenance and comprising an area of composite decking which is ideal for alfresco dining and a great space to sit and relax. There is also an artificial grass lawn, useful garden shed and the garden is fenced for privacy.

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

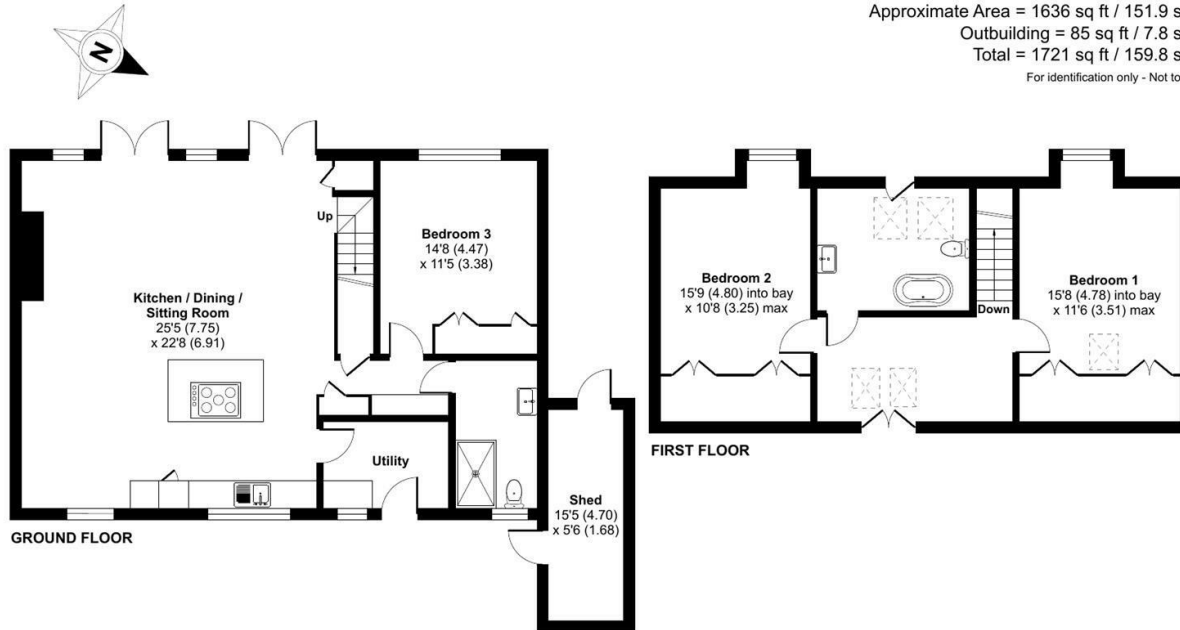
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

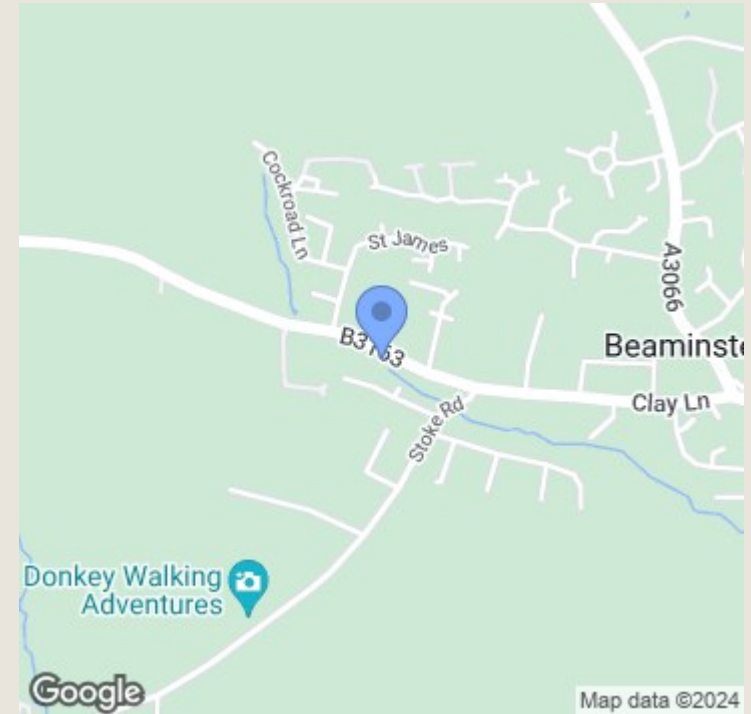
flood-map-for-planning.service.gov.uk/location

Broadwindsor Road, Beaminster, DT8

Approximate Area = 1636 sq ft / 151.9 sq m
Outbuilding = 85 sq ft / 7.8 sq m
Total = 1721 sq ft / 159.8 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: 1122014



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)

