



## 2 SOUTHGATE

Beaminster, DT8 3LX

Price Guide £335,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A delightful end of terrace cottage located a short distance from the amenities in Beaminster town center.

The property has been the subject of tasteful and stylish refurbishment and the accommodation now comprises a superb kitchen/dining room, sitting room, 3 bedrooms, shower room and bathroom. There is also a parking space, garden as well as sealed unit double glazing and gas fired central heating.

## 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

Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Kitchen/dining room

A superb room with gas fired Rayburn providing central heating and hot water .Fitted double oven, hob and extractor fan, double bowl sink unit and good range of cupboards and drawers .Island unit, tiled splashbacks, timber worksurfaces, fitted dish washer and plumbing for washing machine. Timber effect flooring.

Dining area with fireplace and fitted woodburner, radiator, window seat and wood block flooring.

## Sitting room

Brick fireplace with fitted wood burner, beams and radiator. This a great room to sit in front of the wood burner and enjoy a book or your favourite boxset.

## First Floor

### Landing

Cupboard housing pressurised water tank.

### Bedroom 1

Dual aspect, radiator and window seat.

### Bedroom 2

Dual aspect and radiator.

### Bedroom 3

Radiator.

## Shower room

Suite comprising shower cubicle, hand basin and low level w/c.

## Bathroom

Suite comprising panelled bath with shower attachment ,low level w/c and radiator.

## Outside

An archway leads to shared access to parking space

## Garden

Adjoining the parking space is a small area of garden with a covered sitting area, lawn and well stocked borders overlooking a stream.

## 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)



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)

