



63 HOGSHILL STREET

Beaminster, DT8 3AG

Price Guide £160,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious Grade II listed one bedroom first floor flat with the benefit of parking, a short walk from Beaminster amenities. The flat has gas-fired central heating and double glazing. An external staircase leads to the front door which in turn leads to a hallway with a walk-in cloaks cupboard. The kitchen/living room is a superb feature, the kitchen area has been fitted with a range of worktops and base units providing extensive storage. Fitted appliances include a four ring hob unit, oven, washer/dryer and fridge/freezer. Bedroom with shelving and wardrobe and a bathroom with contemporary suite.

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. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

Local Authority

Council Tax Band: A

Tenure: Leasehold

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Hall

Radiator, cloak cupboard

Kitchen/Sitting room

A splendid room with range of cupboards and drawers, fitted oven, hob, fridge, freezer and dish washer. Single drainer sink unit with mixer tap, splashbacks and worktops. Engineered oak floor radiator and sky lights.

Bedroom

Radiator, wardrobe and shelving.

Bathroom

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

Outside

Nearby allocated parking space.

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

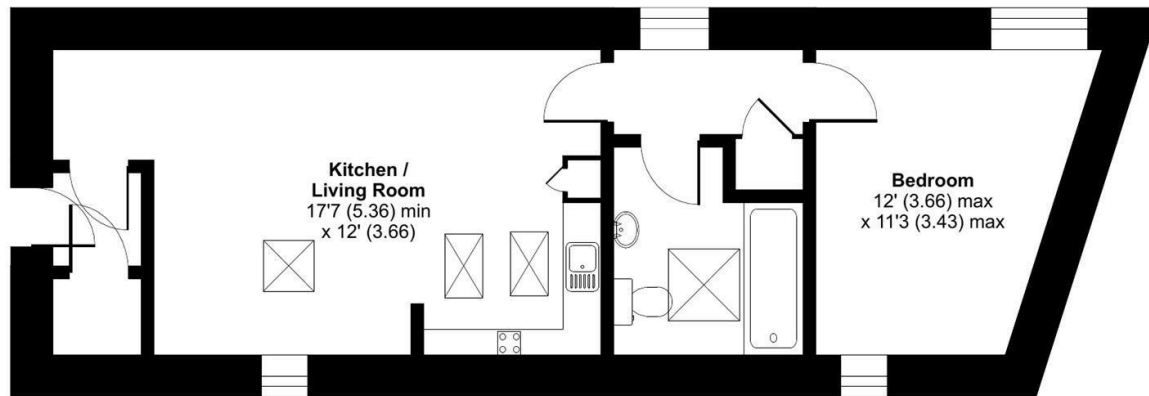
Flood Information:

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

Hogshill Street, Beaminster, DT8

Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1119875



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)

