



**2 WESTWAY WEST STREET**

Broadwindsor, DT8 3QQ

**Price Guide £499,950**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled on West Street, in the charming village of Broadwindsor, 2 Westway is an idyllic four-bedroom semi-detached house. As you step inside, you are greeted by three separate reception rooms, which are perfect for entertaining guests or simply unwinding. The property boasts four well-proportioned bedrooms, offering ample space for a growing family or those in need of a home office or hobby room. This spacious property not only offers comfortable living but also provides plenty of storage space.

With off-road parking for several cars. The lovely garden provides a tranquil escape where you can unwind and enjoy the beauty of the outdoors right at your doorstep.

## Situation

The local area\*

2.5 x miles – Beaminster

6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)

6.9 x miles – Bridport

\*All distances are approximate and sourced from Google Maps.

## The local area

This property lies in the village of Broadwindsor, which offers many amenities including a community run shop and lovely pub. There is a primary school and a MUGA (Multi Use Games Area) that is available to anyone to use. The Stableyard Restaurant sits on the edge of the village along with a number of outlets including a beauty salon and hairdressers.

## Local Authority

West Dorset Council Tax Band: C

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		71
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Radiator, door leads off to Sitting Room, stairs ascend to the first floor, hallway leads in to dining room.

## Sitting Room

uPVC double glazed window to the front, radiator, multi fuel burning stove.

## Dining Room

uPVC double glazed window to the rear overlooking the garden, radiator, doors lead off to the kitchen and living room, under stairs storage space.

## Living Room

A light triple aspect room with uPVC double glazed window to the front, side and uPVC double glazed patio doors to the garden, electric fireplace.

## Kitchen

Fitted kitchen units, Europa solar plus Creda double oven, electric hob in work surface, extractor fan over, uPVC double glazed door leads on to garden, uPVC double glazed windows look out on to garden, sink in work surface, door leads to utility room.

## Utility Room

Fitted kitchen units, sink in work surface, uPVC double glazed door leads out on to garden, two large storage cupboards with one containing electric power point, radiator, boiler, door leads to ground floor WC.

## Ground Floor WC

White suite comprising low level WC, sink, extractor fan and radiator.

## First Floor

### Landing

Stairs ascend to first floor landing, doors lead off the landing to first floor rooms, staircase ascends to second floor.

### Bedroom One

A double bedroom, uPVC double glazed window to the front, fitted wardrobes with mirrored doors, radiator.

### Bedroom Two

A double bedroom, uPVC double glazed window to the rear, radiator.

### Bedroom Three

Radiator, uPVC double glazed window to the front.

### Family Bathroom

A white suite comprising, low level WC, Jack and Jill sink unit, bath, shower, two radiators, bathroom cabinet with mirrored front, large storage cupboards.

### Second Floor Bedroom

Staircase ascending to the second floor bedroom, a large double bedroom with built in storage cupboards and four under eaves storage spaces, uPVC double glazed velux window to the rear elevation, radiator.

## Outside

### Garden

Enclosed garden laid to lawn, Shed, Summerhouse, patio area perfect for alfresco dining, pergola, patio area continues through a gate to the side of the property and wraps around to your front door, gate leads off the garden to gravel parking area, oil tank. At the front of the property a gate gives access off the road to steps leading you up to your front door, the front garden is laid to paving and stone chippings.

### Parking

Double gates from the road lead to gravel parking area providing off road parking for 4/5 cars, step leads up to paved patio leading to front door.

### Material Information\_

Additional information not previously mentioned

- Mains electric, water and drainage.
- Oil fired central heating.
- 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)

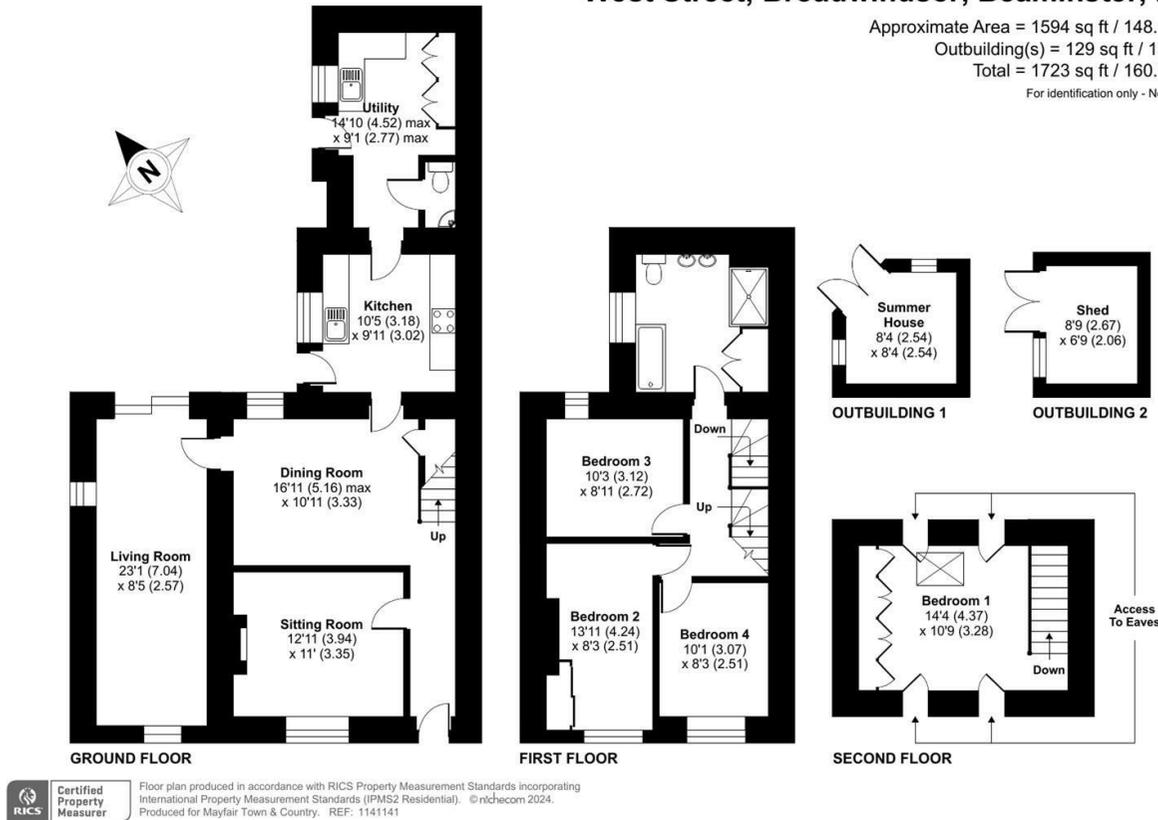
Flood Information:

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

## West Street, Broadwindsor, Beaminster, DT8

Approximate Area = 1594 sq ft / 148.1 sq m  
 Outbuilding(s) = 129 sq ft / 12 sq m  
 Total = 1723 sq ft / 160.1 sq m

For identification only - Not to scale



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)

