



50 THE BEECHES

Beaminster, DT8 3SN

Price Guide £247,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming two-bedroom terraced house, situated in a sought after address, within walking distance into Beaminster town centre. This property has a well proportioned reception room, conservatory, two double bedrooms and a family bathroom. As well as this they have a lovely lawned rear garden with a patio, perfect for alfresco dining. The property also comes with two allocated tandem parking spaces which are located at the rear.

Situation

The local area*

5.8 x miles – Crewkerne

6.6 x miles – Bridport

7.9 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

West Dorset Council Tax Band: B

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Porch

Front door leads to entrance porch, area to hang coats and keys, door leads to sitting room.

Sitting Room

uPVC double glazed window to the front, fireplace with electric wood burner, two radiators, storage cupboard, staircase ascends to first floor, door to kitchen breakfast room.

Conservatory

Door to garden.

Kitchen Breakfast Room

Kitchen area includes fitted kitchen units and cupboards, Zanussi oven, electric hob with extractor fan over, space and plumbing for dishwasher and washing machine, space for fridge freezer.

Breakfast room area includes space for a dining room table, uPVC double glazed windows to both sides and rear with uPVC double glazed doors opening on to rear garden, two radiators.

Landing

Bedroom One

A double bedroom, uPVC double glazed window overlooks the rear garden, cupboard, radiator.

Bedroom Two

A double bedroom, uPVC double glazed window to the front with views over houses to countryside beyond, radiator.

Bathroom

A white suite comprising, low level WC, panelled bath with with fitted wall mounted shower and shower screen, sink, small wall mounted mirror.

Outside

Front Garden

Steps rise from pavement to front door, lawned garden.

Rear Garden

Steps lead from patio down to lawned garden area enclosed by panelled fencing, patio area at the end of the garden which is perfect for alfresco dining.

Parking

Two tandem parking spaces at the rear of the property.

Material Information_

Additional information not previously mentioned

- All mains services connected.
- Gas 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

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

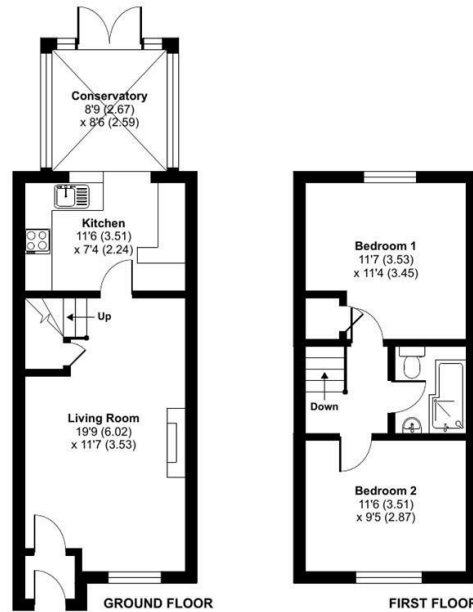
Flood Information:

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

The Beeches, Beaminster, DT8

Approximate Area = 746 sq ft / 69.3 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 2024. Produced for Mayfair Town & Country. REF: 1146604



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)

