



7 SCHOOL HOUSE CLOSE

Beaminster, DT8 3AH

Price Guide £535,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This delightful semi-detached house is sure to impress. With two reception rooms, three bedrooms and two bathrooms this property offers ample space for comfortable living. Located in a peaceful neighbourhood, this house is perfect for those seeking a tranquil environment to call home. The two reception rooms provide versatile spaces for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is plenty of room for a growing family or for those in need of a home office or guest room. The property's layout is thoughtfully designed to maximise space and natural light, creating a bright and airy atmosphere. School House Close is ideally situated in Beaminster, a town known for its picturesque surroundings and friendly community. Whether you're looking to enjoy a leisurely stroll in the countryside or explore the local shops and cafes, this location offers the best of both worlds.

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: E
 Tenure: Freehold
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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

Entrance Hall

Timber effect flooring, understairs cupboard.

Cloakroom

Suite comprising low level w/c, hand basin and timber effect flooring.

Sitting Room

Fireplace with gas fire.

Dining Room

2 velux roof lights and doors to garden.

Kitchen

Range of Shaker style cupboards and drawers, fitted hob, extractor fan and double oven, deep glazed sink with mixer tap, work surfaces and tiled splashbacks. Door to conservatory.

Conservatory

Tiled floor and doors to garden

Utility Room

Single bowl sink unit, cupboards and plumbing for washing machine.

First Floor

Landing

Bedroom One

Triple wardrobe.

En Suite Bathroom

Suite comprising shower cubicle, low level w/c, hand basin with cupboard and timber effect floor.

Bedroom Two

Timber effect floor and wardrobe.

Bedroom Three

Family Bathroom

Suite comprising panelled bath with shower attachment, low level w/c, hand basin with cupboard.

Outside

Single Garage

Gardens

Small front garden with gravelled area and shrubs bordered by railings.

The majority of the gardens are walled and located to the rear of the property and comprise gravelled and paved areas with well stocked flower/shrub borders.

Material Information_

Additional information not previously mentioned

- All mains services are 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

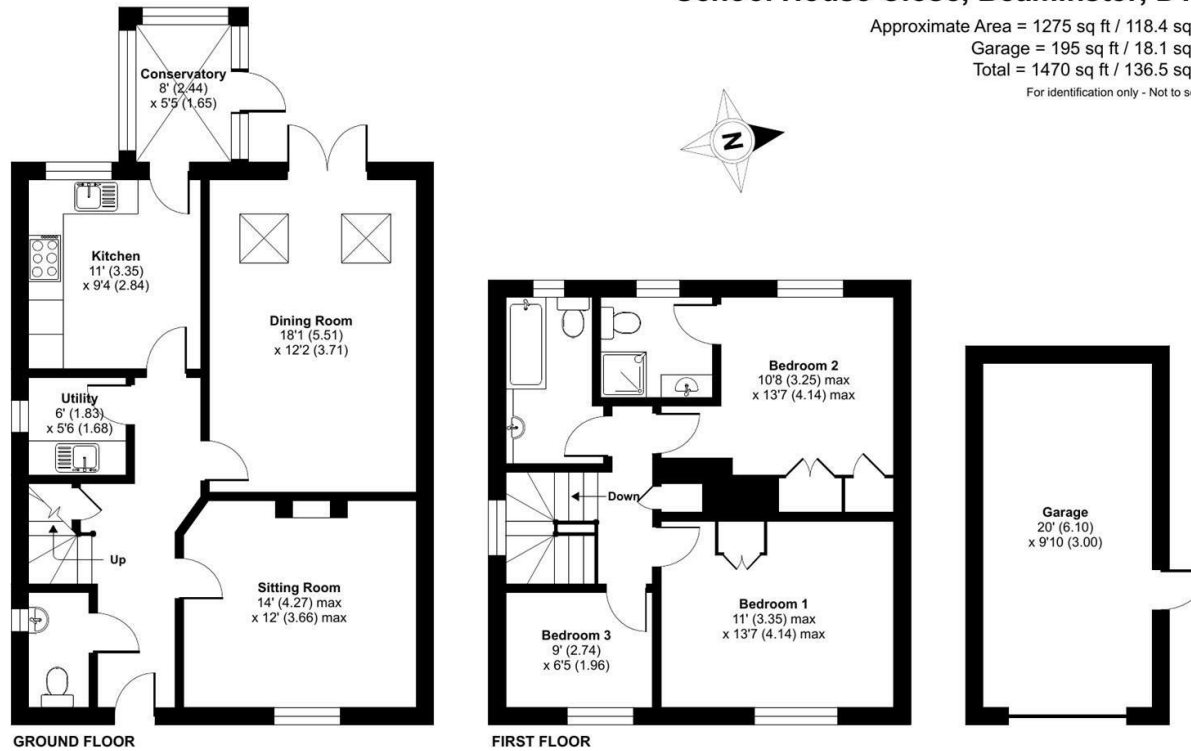
Flood Information:

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

School House Close, Beaminster, DT8

Approximate Area = 1275 sq ft / 118.4 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1470 sq ft / 136.5 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: 1132321



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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)

