



30 CULVERHAYES

Beaminster, DT8 3DG

Price Guide £560,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An exceptional detached bungalow in an elevated position with superb views over Beaminster to Buckham Down and the beautiful surrounding countryside. In the ever popular residential close. 30 Culverhayes has well presented accommodation which has a pleasing flow and includes an open plan sitting room/dining room/kitchen which is the heart of the house around which family life will revolve. There are also 3 bedrooms with wardrobes and 2 bathrooms as well as a conservatory and an integral garage.

The gardens which adjoin open farmland are a particular feature and comprise terraces, lawns, rockeries, kitchen garden and a garden chalet taking full advantage of the glorious views. Chain Free.

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

Dorset Council Tax Band: E

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(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

Porch

Tiled floor

Entrance hall

Radiator, engineered oak floor, double and single cupboard.

Living/Dining room

A splendid room which is the hub of this superb bungalow and somewhere where you can sit and enjoy the fantastic views over Beaminster and the surrounding countryside. The sitting room has a feature polished stone fireplace with fitted gas fire, 2 radiators and dual aspect. The dining room has an engineered oak floor, radiator, archway to the kitchen, doors to the conservatory and door to the rear terrace.

Kitchen

A well fitted room with double oven, extractor fan, hob, fitted fridge freezer, excellent range of floor and eye level cupboards and drawers. Double sink with mixer tap, tiled splashbacks, work surfaces and arch way to Dining Room.

Conservatory

Laminate floor and fantastic views over the beautiful landscaped gardens. A great room to sit and relax in any time of year.

Inner Hall

Engineered oak floor and radiator.

Master Bedroom

Mirrored double wardrobe, 2 radiators and double doors to the gardens.

En Suite Shower Room

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

Bedroom 2

Magnificent views over Beaminster to the undulating countryside and Buckham Down beyond, double wardrobe and radiator.

Bedroom 3

Double wardrobe and radiator.

Family Bathroom

Suite comprising panelled bath, low level w/c, hand, basin, tiled floor, half tiled walls and radiator.

Integral Garage

Large garage with electric up and over door, utility area and gardener's toilet.

Outside

The gardens for this superb bungalow are a particularly fine feature and have magnificent views over Beaminster and the countryside beyond and adjoin open farmland to the rear.

The gardens have been thoughtfully landscaped with various garden rooms and comprise, rear paved terrace, well stocked rockeries gravelled terrace, gravelled and paved paths. Beds and borders stocked with a wide variety of shrubs and flowers and young trees including apple. Summerhouse which is a great place to sit and enjoy alfresco dining and the views. Kitchen garden with raised beds and garden shed. Area of lawn. To the front are further beds and borders stocked with an abundance of flowers and shrubs. Parking area in front of the garage.

Purchasers note.

Photovoltaics on the roof generate electricity and an income of approx £900 per annum.

Material Information_

Additional information not previously mentioned

- Mains electric 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

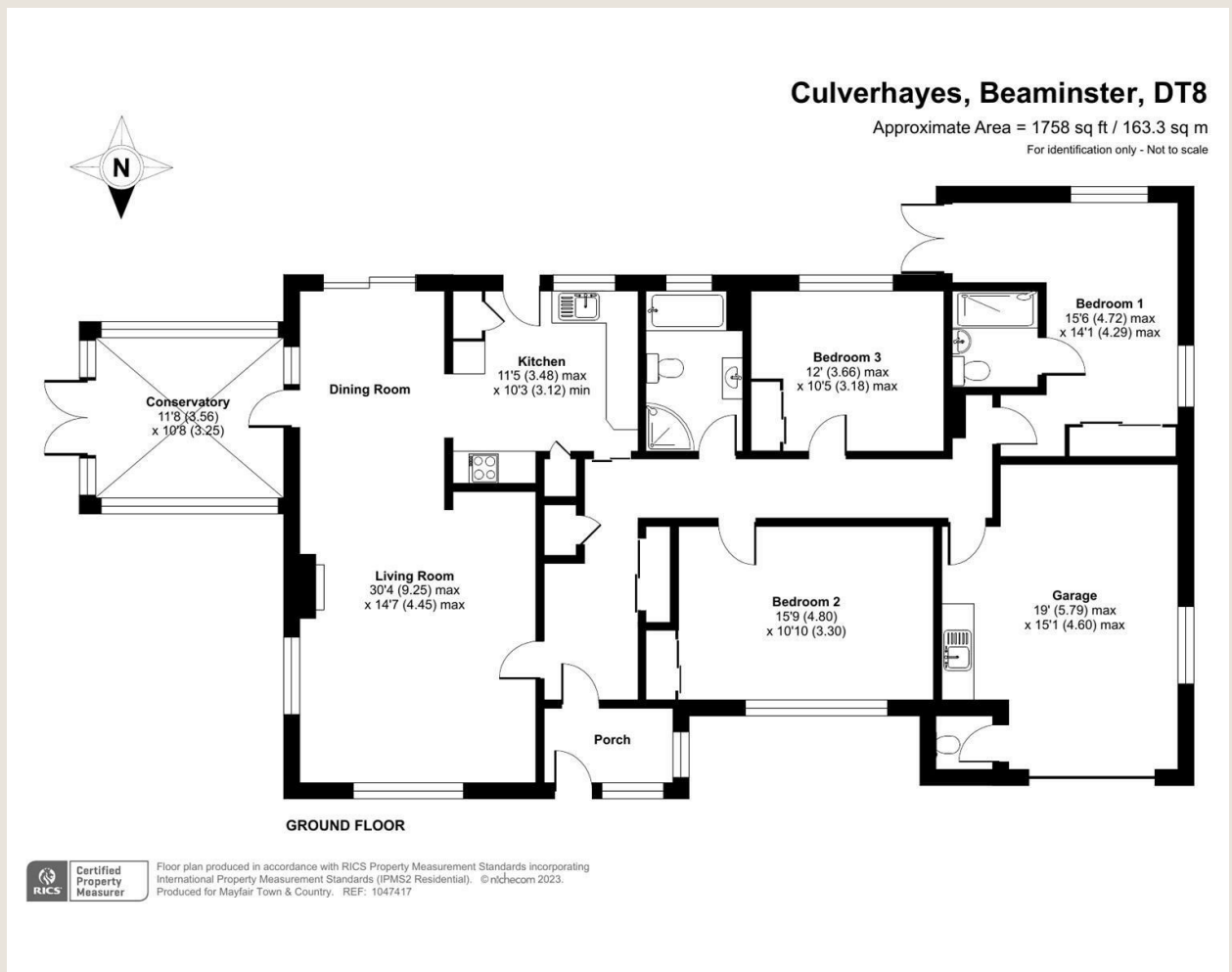
Ofcom checkers below:

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



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

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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)

