



29 REDLANDS LANE

Broadwindsor, DT8 3ST

Price Guide £525,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This is an exceptional, high quality modern home with attractive brick elevations under a slate roof, located within the ever popular village of Broadwindsor. Benefitting from four double bedrooms, two bathrooms, splendid triple aspect sitting room and a superb Kitchen/Dining Room with many fitted appliances. The property has sealed unit double glazing and an air source heating system providing under floor heating on the ground floor and heating to radiators on the first floor.

Situation

The local area*
 2.5 x miles – Beaminster
 6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)
 6.9 x miles – Bridport

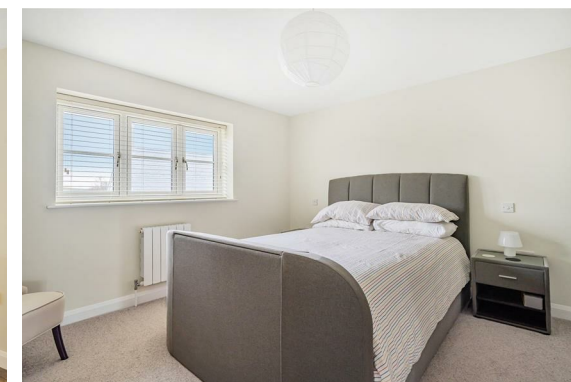
*All distances are approximate and sourced from Google Maps.

The local area

The village of Broadwindsor offers many amenities including a community run shop and public house. 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

Dorset Council Council Tax Band: F
 Tenure: Freehold
 EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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

Entrance Hall

Van Gogh flooring and cupboard.

Cloakroom

Suite comprising hand basin and low level w/c.

Sitting Room

A superb, light and spacious triple aspect room with Van Gogh flooring ,and doors to rear garden.

Kitchen/Dining Room

A splendid room around which family life will revolve. The kitchen is fully fitted with appliances including AEG induction hob with AEG extractor over .Neff double oven, AEG dishwasher and fridge freezer. Excellent range of floor and eye level cupboards and drawers, One and a half bowl sink unit, Breakfast bar and Van Gogh flooring.

The dining area has doors to the rear garden and Van Gogh flooring.

Utility Room

Good range of cupboards, plumbing for washing machine, single bowl sink unit, Van Gogh flooring and door to garden.

First Floor

Landing

Airing cupboard and roof light.

Master Bedroom

Radiator.

En Suite Shower Room

Contemporary suite comprising Shower cubicle, low level w/c, ,hand basin in vanity unit and radiator.

Bedroom Two

Radiator.

Bedroom Three

Radiator.

Bedroom Four

Radiator.

Bathroom

A contemporary suite comprising panelled bath ,hand basin with cupboard under, shower cubicle ,low level w/c and radiator.

Outside

Garage

Vaulted ceiling and electric roller door.

Gardens

To the front is a parking area fronted by young trees and shrubs and a driveway leading to the garage.

The rear gardens are bordered by shrubs and young trees and comprise paved terrace and lawns.

Material Information

- Mains electric and water.Air source heat pump system.
- 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

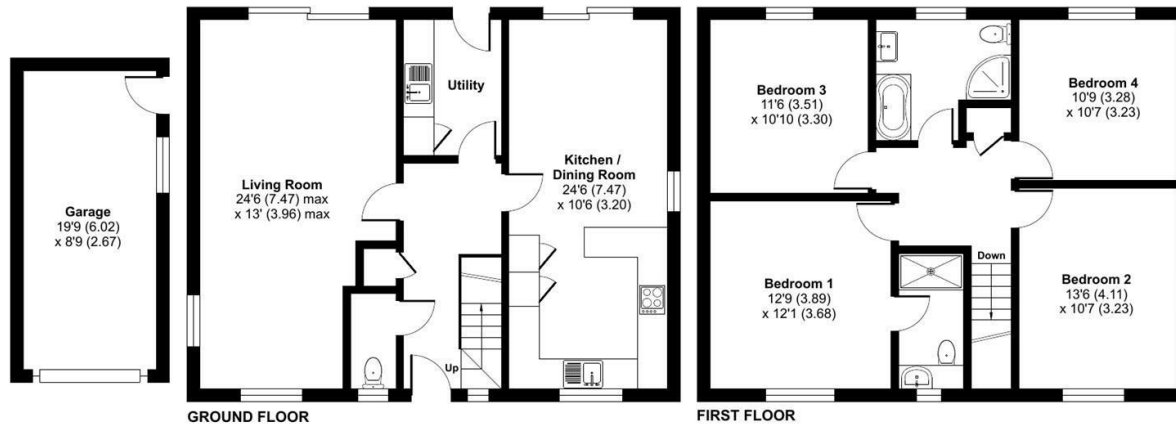
Ofcom checkers below:

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

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

Redlands Lane, Broadwindsor, Beaminster, DT8

Approximate Area = 1520 sq ft / 141.2 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 1695 sq ft / 157.4 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: 1082242



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)

