



19 NORTH STREET

Beaminster, DT8 3DZ

Price Guide £390,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming Grade 2 listed house located on North Street in the picturesque town of Beaminster.

Situated in the heart of Beaminster, this house boasts a prime location with easy access to local amenities, quaint shops, and beautiful green spaces. The town's friendly community and peaceful surroundings make it an ideal place to call home. The property has stone elevations with some mullion windows, is believed to date from the 17th century and formed part of The Manor Inn. Whether you're relaxing in the sitting room or unwinding in the garden, this house offers an attractive blend of character and period style.

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.

Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating:



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

Entrance hall

Book shelving , flagstone floor, radiator and timber partition.

Sitting room

Flagstone flooring, plank and muntin partition, brick and stone fireplace, 2 radiators and beam.

Kitchen/breakfast room

Tiled floor, radiator, gas hob, cupboards, shelving and door to garden room.

Rear lobby

Door to garden.

Garden room

Stone floor and door to garden.

First Floor

Landing

Access to spacious loft space , radiator.

Bedroom 1

Radiator

Bedroom 2

Radiator and exposed beam.

Bedroom 3

Radiator.

Bathroom

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

Outside

Garden

The gardens which are private and secluded are located to the rear of the property and comprise a paved terrace leading to a further area of terracing and shrub beds. Garden shed and useful garden store.

Material Information

Additional information not previously mentioned

- Mains electric, gas 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

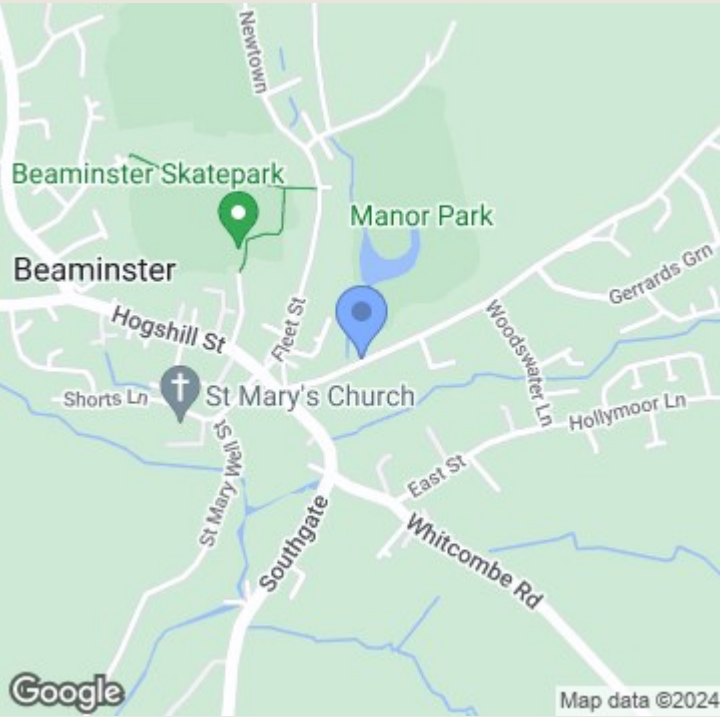
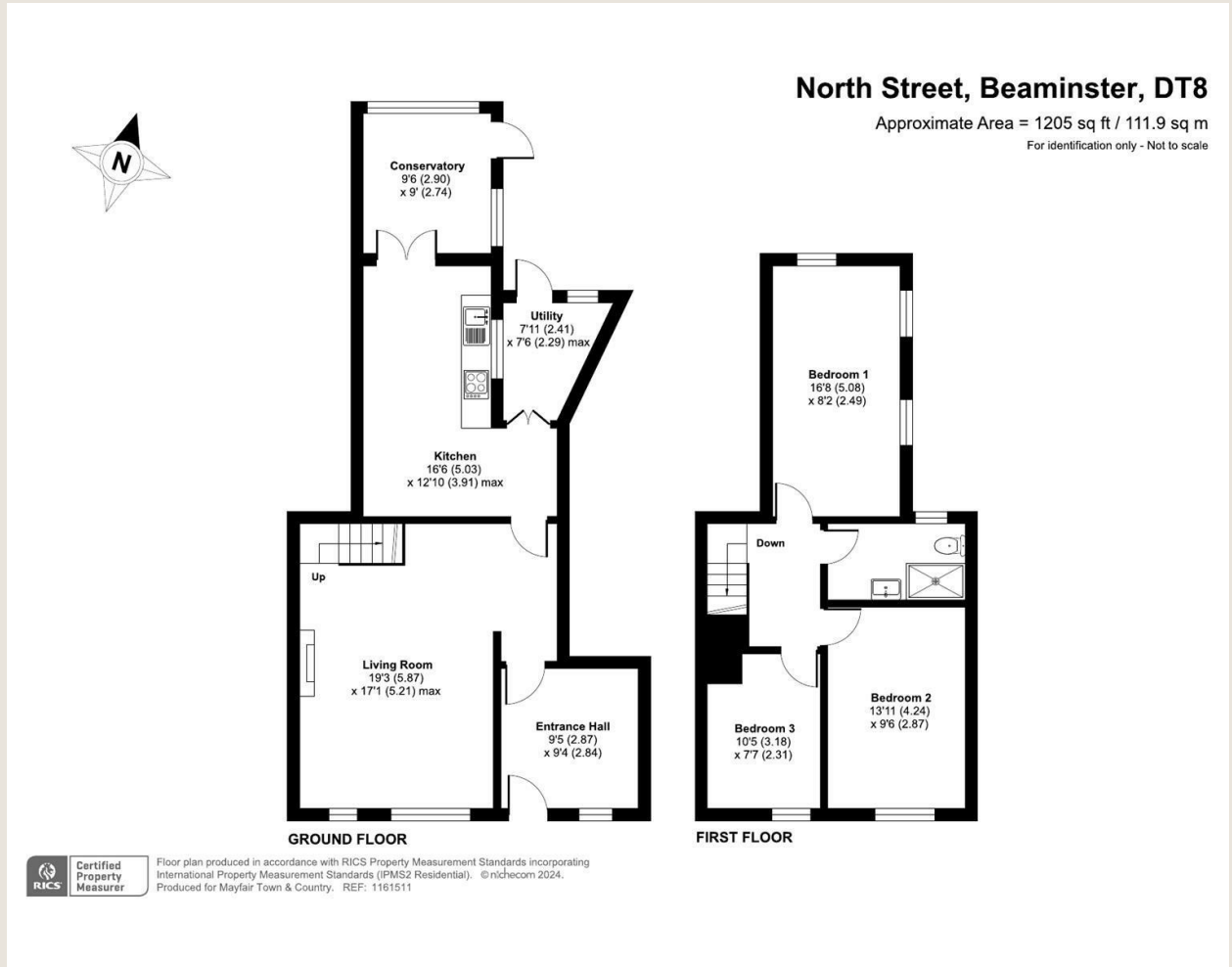
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

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

Purchasers Note

There is an area of flying freehold with one of the adjoining properties.



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)

