



43 WINDY RIDGE

Beaminster, DT8 3SP

Price Guide £350,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

NO ONWARD CHAIN - Located in the popular Windy Ridge, this delightful detached bungalow offers a wonderful opportunity for those seeking a new home. Boasting three bedrooms, a garage, and off-street parking, this property provides both space and convenience. The enclosed rear garden is private and includes a lawn and terrace. While the property is in need of modernisation, this presents a chance for the new owners to put their stamp on it and create a truly bespoke living space.

## Situation

The local area\*

6.7 x miles – Bridport

6.9 x miles – Crewkerne

8 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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

Paved patio leads from pavement to front door. Front door opens on to entrance hall, fitted wardrobes with cupboards above, doors lead off the entrance hall to kitchen and sitting room.

## Kitchen

uPVC double glazed door to side garden, double glazed window to the front, fitted kitchen units incorporating one and a half stainless steel sink bowl and drainer, tiled splash back, wall mounted cupboards, built-in electric double oven and gas hob with cooker hood over, space for fridge freezer, space and plumbing for dishwasher and washing machine, boiler, radiator.

## Sitting Room

Fireplace with gas fire and hearth, two radiators, uPVC double glazed window to the rear, TV point, double glazed sliding doors to the conservatory.

## Conservatory

Double glazed sliding doors to the rear, double glazed windows to the sides and rear, light and power connected, radiator.

## Inner Hall

Airing cupboard, access to loft, radiator. Doors lead off to bedrooms and main bathroom.

## Bedroom One

A double bedroom, uPVC double glazed window to the front, built in wardrobe, radiator. Door leads to en suite.

## En Suite Shower Room

Double glazed window to the front, fitted shower cubicle, hand wash basin and WC, part tiled, shaver point, extractor fan, radiator.

## Bedroom Two

Double bedroom, double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, TV point, radiator.

## Shower Room

Double glazed window to the front, fitted shower cubicle, vanity hand basin and WC, part tiled, shaver point, extractor fan, radiator.

## Garden

At the front of the property the garden is laid to lawn, a paved pathway leads through a wrought iron gate round to the rear of the garden. The rear of the garden is laid mainly to lawn as well as the paved pathway continuing around the house, the garden is enclosed within panelled fencing, there are a variety of shrubs and trees. The side garden is laid to stone chippings.

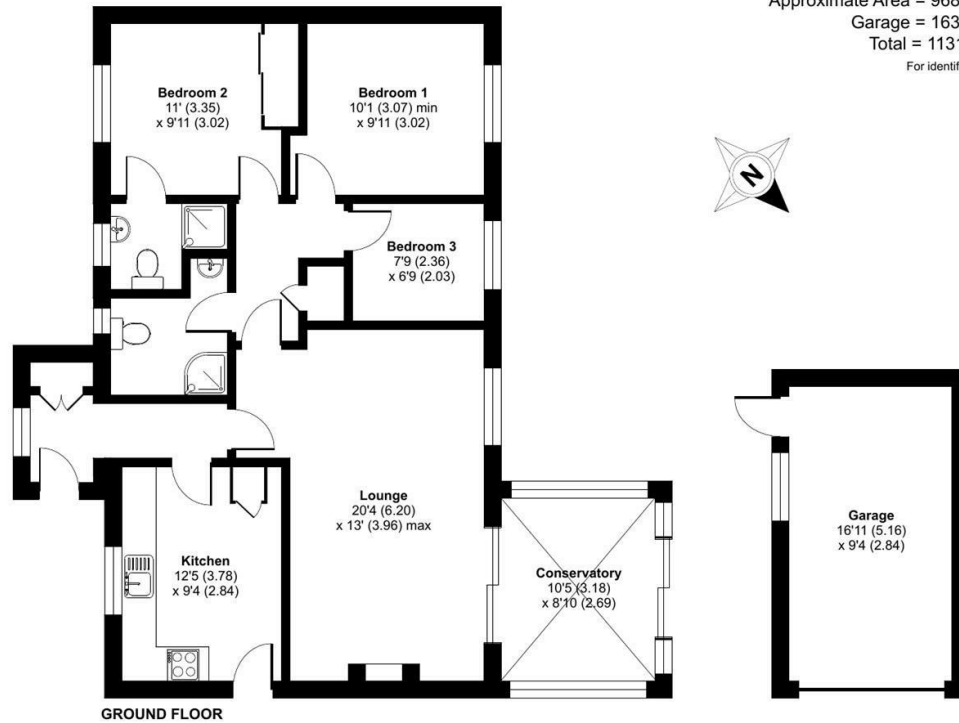
## Garage and Parking

Single garage which is light and power connected with an up and over garage door. One off street car parking space outside the door to the garage on the tarmac.

## Windy Ridge, Beaminster, DT8

Approximate Area = 968 sq ft / 89.9 sq m  
Garage = 163 sq ft / 15.1 sq m  
Total = 1131 sq ft / 105 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 2023. Produced for Mayfair Town & Country. REF: 1175178



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)

