



8 YARN BARTON

Broadwindsor, DT8 3QW

Price Guide £350,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Welcome to this charming detached bungalow located in the picturesque village of Broadwindsor. This delightful property boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or visiting guests. The property also features a well-appointed bathroom for your convenience.

Situated in a tranquil setting, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property provides privacy and a sense of exclusivity.

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: D
 Tenure: Freehold
 EPC Rating: B



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

Entrance Hall

Living Room

A good sized room with open stone fireplace and picture window to the front.

Kitchen

Good range of cupboards, one and a half bowl sink unit and worksurfaces

Conservatory

Doors to garden

Bedroom 1

Views over the garden.

Bedroom 2

Views over the garden.

Bedroom 3

Wet room

Walk in shower ,low level w/c and hand basin.

Cloakroom

Hand basin and low level w/c.

Outside

Attached Garage. Parking for several vehicles and store.

Gardens

The front gardens have a gravelled area, small lawn and shrubs.

The rear gardens are a particular feature and comprise terrace,lawns, well stocked borders and adjoin open country.

Material Information_

Additional information not previously mentioned

- Mains electric and water. 12 Solar panels on the roof.
- oil fired central heating with recently fitted boiler and oil tank.
- 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

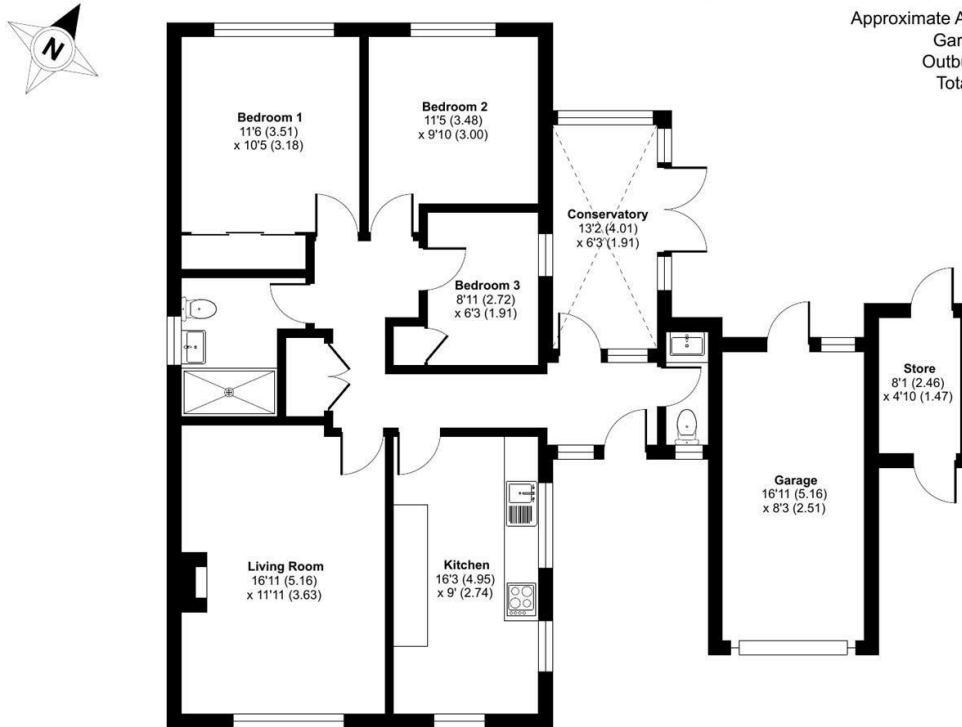
Flood Information:

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

Yarn Barton, Broadwindsor, Beaminster, DT8

Approximate Area = 988 sq ft / 91.7 sq m
Garage = 142 sq ft / 13.1 sq m
Outbuilding = 39 sq ft / 3.6 sq m
Total = 1169 sq ft / 108.4 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1154218



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)

