



66 THE GREEN

Beaminster, DT8 3SD

Price £305,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the picturesque village of Beaminster, this charming thatched end of terrace cottage is a true gem waiting to be discovered. Boasting two double bedrooms, this property offers a perfect blend of traditional charm and modern comfort.

The enclosed garden boasts a lovely seating area perfect for enjoying the sun. Looking out of the front of the property there are breathtaking views across the rolling countryside. There are two off-street parking spaces at the rear of the property.

Located just a short walk from Beaminster, you'll have easy access to all the amenities the village has to offer.

Situation

The local area

6.7 miles – Bridport

7.3 miles – Crewkerne

8 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: C

Tenure: Freehold

EPC Rating:



PROPERTY DESCRIPTION

Sitting Room

Front door opens on to porch area, door opens on to sitting room. Single glazed window to the front and rear with sliding secondary glazing, window seat below both windows, radiator, wood burner, door to the kitchen, door leads upstairs.

Kitchen

Single glazed window to the front with sliding secondary glazing added, sink bowl in work surface, electric oven and hob, integral dishwasher, space and plumbing for fridge, space for dining room table, radiator, Door leads to inner hall.

Inner Hall

Fitted cupboard with space and plumbing for washing machine, doors lead off to conservatory and ground floor bathroom.

Ground Floor Bathroom

Glazed window to the side, tiled walls, panelled bath with fitted shower over, shower screen, low level WC, sink, towel rail, underfloor heating.

Conservatory

Double glazed construction, windows to both sides and rear, double glazed double doors open on to rear garden.

Landing

Door from the sitting room gives access to staircase leading to the landing. A spacious landing with single glazed window to the rear with window seat. Doors lead off the landing to the two bedrooms.

Bedroom One

A double bedroom consisting of two single glazed windows to the front and rear creating a light dual aspect, sliding secondary glazing to windows, window seat, radiator.

Bedroom Two

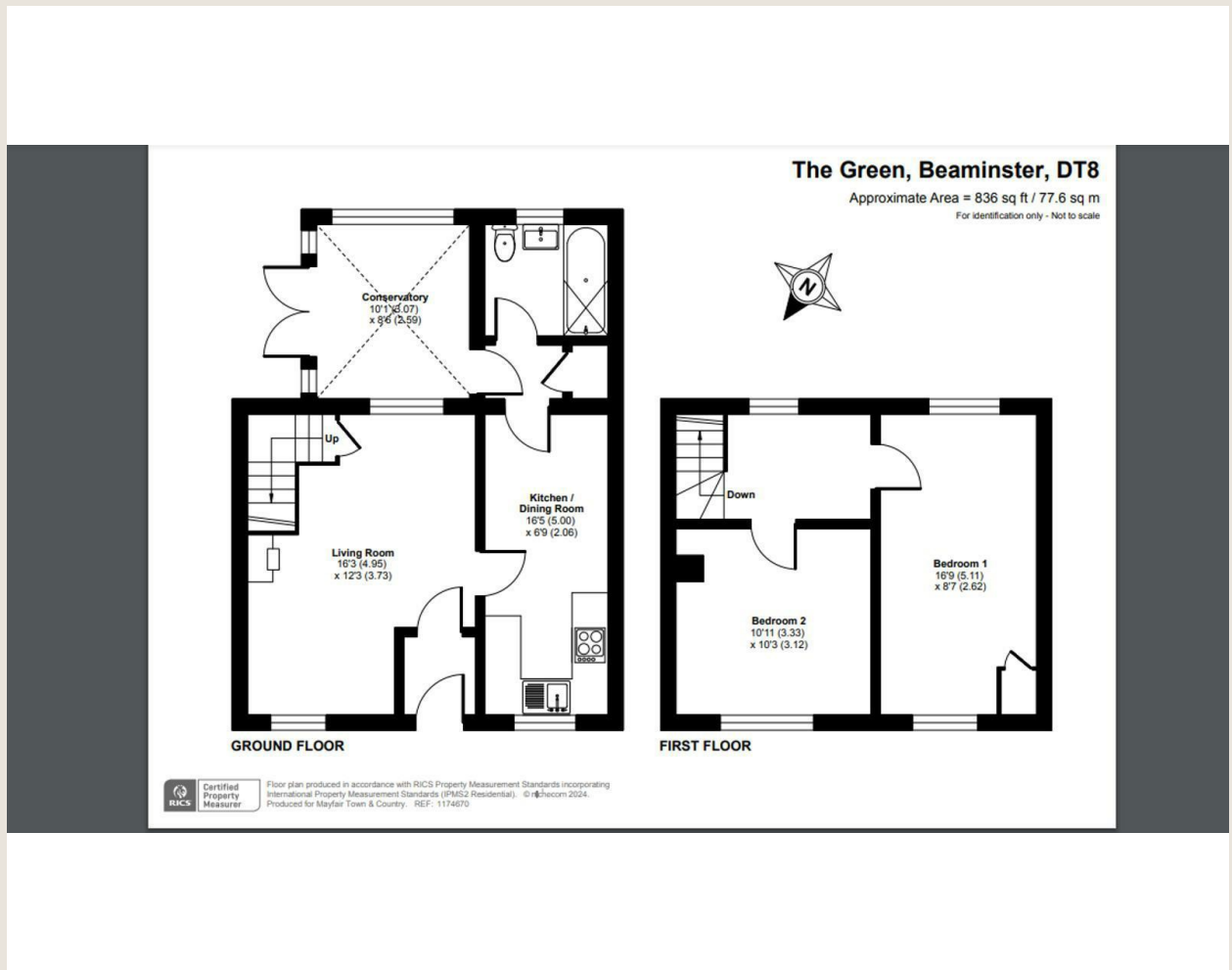
A double bedroom with single glazed window to the front with sliding secondary glazing, window seat, radiator.

Garden

At the front of the property there are flowerbeds consisting of shrubbery. The rear garden is laid to lawn and enclosed by panelled fencing and hedges, outside tap, storage for wheelie bins, the garden is filled with plants and shrubbery, a gravel path leads through the garden to a paved seating area the gravel path continues to a gate leading out to the parking area. There is a paved path around the side of the property which gives you access via a gate to the front of the house.

Parking

There are two off street spaces at the rear of the property, there is also space to park one car on the street at the front of the property.



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)

