



2 PINES MEWS FLEET STREET

Beaminster, DT8 3EF

Price Guide £500,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A detached house located on Fleet Street in the picturesque town of Beaminster. This lovely property boasts three spacious double bedrooms, en suite, family bathroom, large reception rooms and ground floor WC.

Situated in the heart of Beaminster town centre, this house offers the convenience of being just a stone's throw away from The Square, where you can enjoy local shops, cafes, and community events.

One of the highlights of this property is the low maintenance garden, featuring a variety of flowerbeds and shrubbery, laid mainly to stone chippings and paving. In addition to the delightful garden, this house also comes with a garage and an off-street parking space.

Situation

The local area

6.0 miles – Bridport

6.2 miles – Crewkerne

7.4 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 activities can be enjoyed.

Local Authority

West Dorset Council Tax Band: E

Tenure: Freehold

EPC Rating: C



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

Cloak cupboard, door to WC, window to the front, door to sitting room, door to kitchen, stairs rise to first floor.

Kitchen

Fitted kitchen units, double oven, electric AEG hob, integrated fridge and freezer, integrated dishwasher, integrated sink bowl and drainer unit with tap over, walk in larder, wall mounted cupboards, extractor fan, pine engineered oak flooring, fitted cupboard unit, boiler, radiator, door to garden room.

Garden Room

Tiled Floor, uPVC double glazed windows to side and front, door to garden, door to utility space.

Utility

Space and plumbing for dishwasher and washing machine.

Ground floor WC

Low level WC, sink with mirror above, radiator, window to the side.

Sitting Room

Extensive book shelving, gas fire, windows to the front, double glazed doors leading onto garden.

Landing

Two radiators, airing cupboard, window to the front and rear.

Bedroom One

Double bedroom, built in wardrobe, window to front, radiator, en suite.

En suite

Low level WC, radiator, walk in shower cubicle, sink.

Bedroom Two

Double bedroom, radiator, window to the front.

Bedroom Three

Double bedroom, window to the front, radiator.

Family Shower Room

Window to the side, large walk in shower cubicle, WC, sink with mirror above, radiator.

Outside

Steps rise to the front door, front garden laid to flowerbed and filled with a variety of plants and shrubbery. The rear garden is laid to paving a stone chippings, partly enclosed by stone walls, flowerbeds filled with plants and shrubbery, door leads to the garage. The side garden is laid to paving and stone chippings, flowerbeds filled with plants and shrubbery, glazed garden shed.

Parking and Garage

There is a single garage, which is light and power connected with up and over garage door, door leads on to rear garden. There is a car parking space directly in front of the garage.

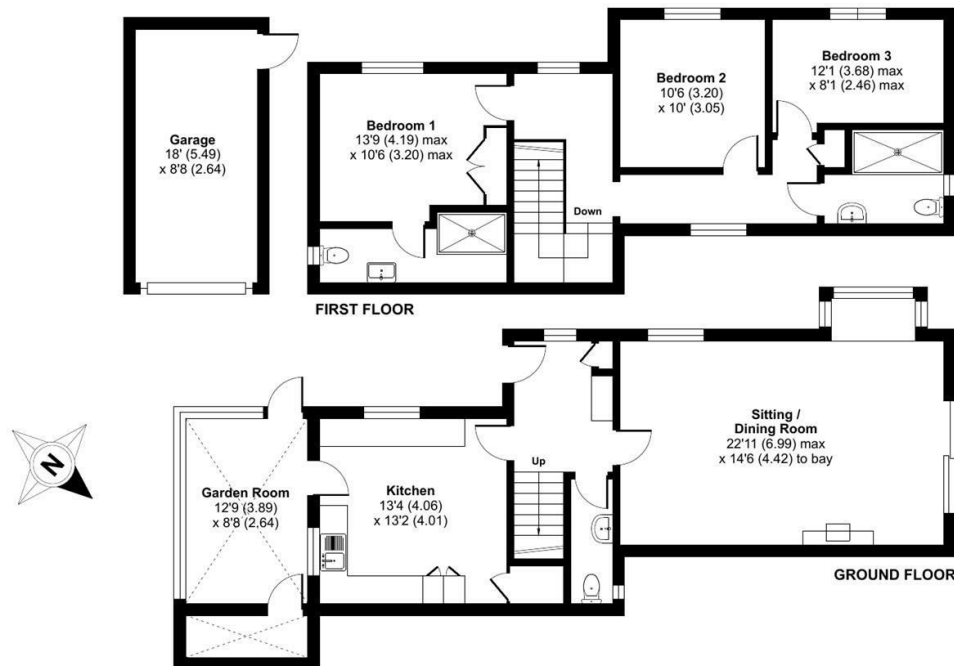
Fleet Street, Beaminster, DT8

Approximate Area = 1459 sq ft / 135.5 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1615 sq ft / 149.9 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: 1160874



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)

