



BANKSIDE VIEW FLAXFIELD ROAD

Beaminster, DT8 3EY

Price Guide £460,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Bankside View is an individual detached bungalow situated in a tucked away position in this popular town. The property is approached by a private bridge across a stream which leads to this unique dwelling which sits in an elevated position in landscaped streamside gardens. Bankside View offers light and airy accommodation comprising of sitting/dining room, modern kitchen/ breakfast room, conservatory, 3 double bedrooms, two with en-suite bathrooms and one with en-suite cloakroom. The property is presented in excellent order throughout and a viewing is a must!
A particular feature of the property is the detached workshop which lends itself to a variety of uses including home office, gym or guest accommodation.

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 has a wide range of amenities with convenience and bespoke shopping of a surprising variety for a town of its size. There is a thriving local community well serviced by the churches, primary and secondary school, public houses, medical centre, dentist surgery, community leisure centre and popular cafes, restaurants and brasseries. There is a wealth of local events and activities to add to the diary and which cater to all tastes. The vibrant market town of Bridport lies approximately seven miles away and has a larger range of shops and services, including a library, art centre, cinema, a number of supermarkets, bi-weekly markets and regular farmers' and vintage markets. The beautiful Jurassic coastline is also approximately just over seven miles away at the quaint harbour of West Bay with its assortment of pubs and restaurants and the breathtaking coastal path. The historic and well regarded Lyme Regis is nearby and the whole coastline provides a variety of

Local Authority

West Dorset Council Tax Band: D
Tenure: Freehold
EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(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

Sitting Room

Front door leads on to sitting room. A large spacious living rooms overlooking the stunning gardens, perfect for entertaining. This room has a light dual aspect with sliding patio doors lead out on to front deck and gardens and uPVC double glazed windows to the front, fitted shelving, three radiators, doors leading to the bedrooms and kitchen. This is the hub room of the house around which the family will congregate.

Kitchen

A beautifully presented kitchen with fitted kitchen units, fitted cupboards, space for fridge freezer, Neff dishwasher, five burner gas hob, Neff oven, uPVC double glazed windows to the front overlooking the gardens, internal window to conservatory, stone floors, door to conservatory.

Conservatory

A wonderful space perfect for entertaining, uPVC double glazed construction, radiator, stone floor, doors open to garden.

Master Bedroom

This spacious double bedroom has a light dual aspect with large picture window to the front and sliding patio doors to the side, radiator, door leads to en suite bathroom.

En Suite

A large versatile en suite with panelled bath, shower cubicle, space for washing machine and tumble dryer, WC, sink, window to the rear.

Bedroom Two

Double bedroom, wardrobe space in recess, large picture window to the rear, door to en suite shower room.

En Suite

A spacious en suite with large shower, WC, sink, window to the side, boiler.

Bedroom Three

Double bedroom, window to the rear, radiator, door to en suite cloak room.

En Suite

A useful en suite with WC and sink.

Detached Workshop

A large useful space, light and power connected.

Gardens

Bankside View is approached via a five bar gate which leads to a parking area adjacent to which is the workshop. Beyond that is the bridge which leads to the bungalow. The gardens lie principally to the front of the property and have been terraced with levels running down towards the stream which has a bridge across it and a lawned area on the far side, pond, there is also an EV charging point and decked seating area looking over the front garden. The right side garden has a decked seating area and pond, steps ascend to a private path giving access to 'Riverside'. The left side garden is laid to gravel and used as a seating area.

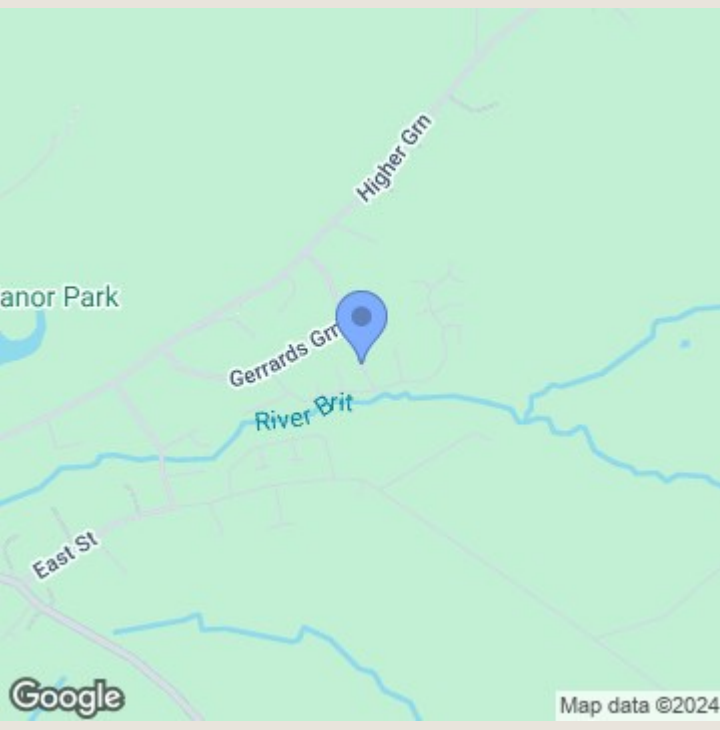
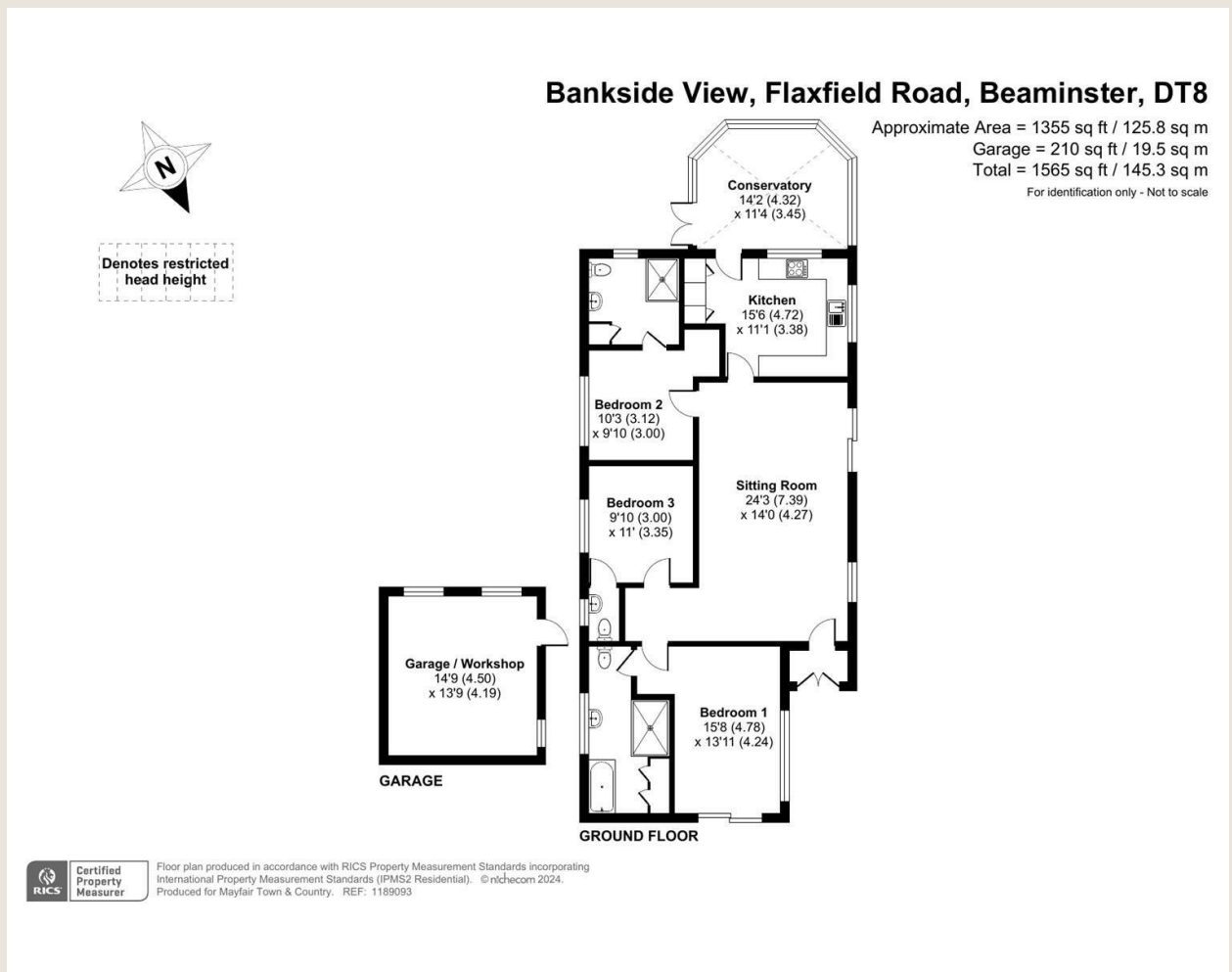
Material Information_

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



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)

