



7 FRANCIS MEWS HOGSHILL STREET

Beaminster, DT8 3FP

Price Guide £499,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An attractive semi-detached modern town house located in a private gated courtyard, in the center of this ever popular Dorset town.

The property was built in 2018 in by renowned local builders CG Fry & Son with colour washed elevations under a slate roof and has superb light and spacious accommodation comprising dual aspect sitting room, fitted kitchen/breakfast room, master bedroom with en- suite shower room, two further double bedrooms and family bathroom. There is sash style sealed unit double glazing and gas fired central heating. To the rear is a pretty, enclosed garden laid to stone chippings and patio. There are also two garages in a private courtyard outside the property.

This beautiful house, is ideal for the buyer seeking a character style house with all the benefits of modern living within easy reach of an excellent variety of shops.

There is an annual service charge on the property, please ask agent.

Situation

The local area*

6.0 x miles – Crewkerne

6.3 x miles – Bridport

7.7 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, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester.

Local Authority

West Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

Traffic free walkway leads you to the front door, front door opens on to entrance hall. Doors lead off the entrance hall to sitting room, ground floor WC, kitchen / dining area, staircase rises to the first floor.

Ground floor WC

A well presented suite with sink, low level WC, radiator.

Sitting Room

A beautifully presented spacious room with a light dual aspect with uPVC double glazed patio doors to the rear and window to the front with shutters, gas fire and hearth, radiator, TV point.

Kitchen Dining Room

A stunning open place space with a light dual aspect with windows to both rear and front with shutters, fitted kitchen units with built in sink, AEG gas hob, extractor fan, integrated fridge freezer, integrated double oven, integrated dishwasher, wall mounted cupboards, space for large dining room table, radiator, door leads to utility room.

Utility Room

Fitted units, built in sink with drainer board, wall mounted cupboards, under counter space for washing machine and tumble dryer, wall mounted Vaillant boiler, door leads to large cupboard space, door leads out on to rear garden.

First First Landing

Radiator, door to large storage cupboard, doors lead off to the first floor rooms.

Bedroom One

A generous double bedroom with window to the front with shutters, radiator, space for wardrobe, door to en-suite shower room.

En-suite Shower Room

Low level WC, sink, large shower cubicle, window to the rear with shutters.

Bedroom Two

Double bedroom, radiator, window to the front with shutters.

Bedroom Three

Double bedroom, radiator, window to the rear with shutters.

Family Bathroom

Panelled bath with wall mounted shower, low level WC, sink, wall mounted towel rail.

Rear Garden

This perfect low maintenance garden is laid to stone chippings and patio, side access leads to the front of the property on to traffic free walkway. Garden is enclosed by brick walls and panelled fencing.

Two Garages

Both garages are light and power connected, with automated up and over garage doors.

Material Information_

Additional information not previously mentioned

- Mains Gas
- Mains Water
- Gas radiators and gas fire in lounge.
- Mains Drainage
- No flooding in last 5 years

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

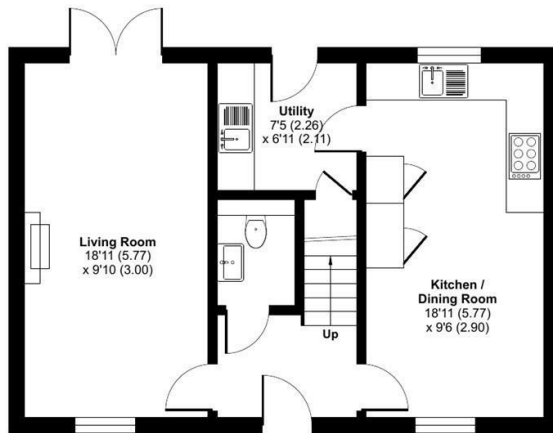
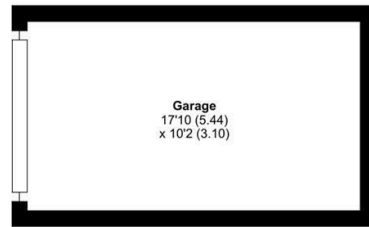
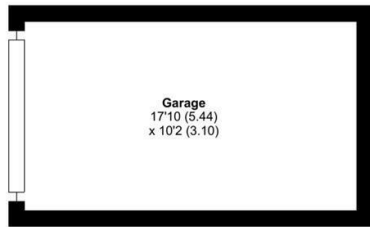
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

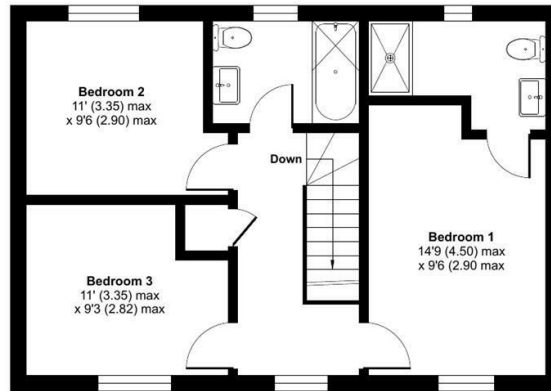
flood-map-for-planning.service.gov.uk/location

Francis Mews, Hogshill Street, Beaminster, DT8

Approximate Area = 1058 sq ft / 98.2 sq m
Garages = 362 sq ft / 16.8 sq m
Total = 1420 sq ft / 131.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1193886



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)

