



12 CULVERHAYES

Beaminster, DT8 3DG

Price Guide £425,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An exceptional detached bungalow in an elevated position with superb views over Beaminster to Buckham Down and the beautiful surrounding countryside. 12 Culverhayes has well presented accommodation which has a pleasing flow and includes an open plan sitting room/dining room/kitchen which is the heart of the house around which family life will revolve. There are also 3 bedrooms with family bathroom, en suite cloakroom as well as an integral garage. The gardens which adjoin open farmland are a particular feature and comprise terraces, well stocked beds and borders and lawns.

Situation

The local area*
6.0 x miles – Bridport
6.2 x miles – Crewkerne
7.4 x miles – Jurassic Coast

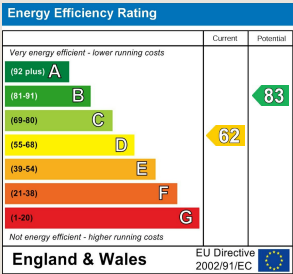
All distances are approximate and sourced from Google Maps

The local area

Beaminster 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

Council Tax Band:
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Porch

Tiled floor

Sitting Room

Radiator,gas fire and fine views towards open countryside.

Kitchen/Dining Room

A superb room with good range of cupboards and drawers, Fitted oven and hob, plumbing and space for washing machine, single bowl sink unit with mixer tap, worksurfaces and radiator.

Inner hall

Airing cupboard.

Bedroom 1

Radiator

En Suite cloakroom

Suite comprising bidet ,low level w/c ,hand basin and tiled walls.

Bedroom 2

Full length mirror wardrobes,rural views and radiator.

Bedroom 3

Triple wardrobe, radiator and views.

Shower room

Suite comprising shower cubicle, hand basin ,low level w/c and radiator.

Outside

Driveway to attached Single Garage with electric door. Gas fired boiler.

Gardens

The gardens which surround the property are a particular feature and comprise lawns, well stocked flower/shrub beds, paths and terrace,The

gardens are hedged and fenced, adjoin open farmland to the rear and have views towards open countryside and Buckham Down.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating.
- Mains drainage.
- No flooding in the last 5 years.
- 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

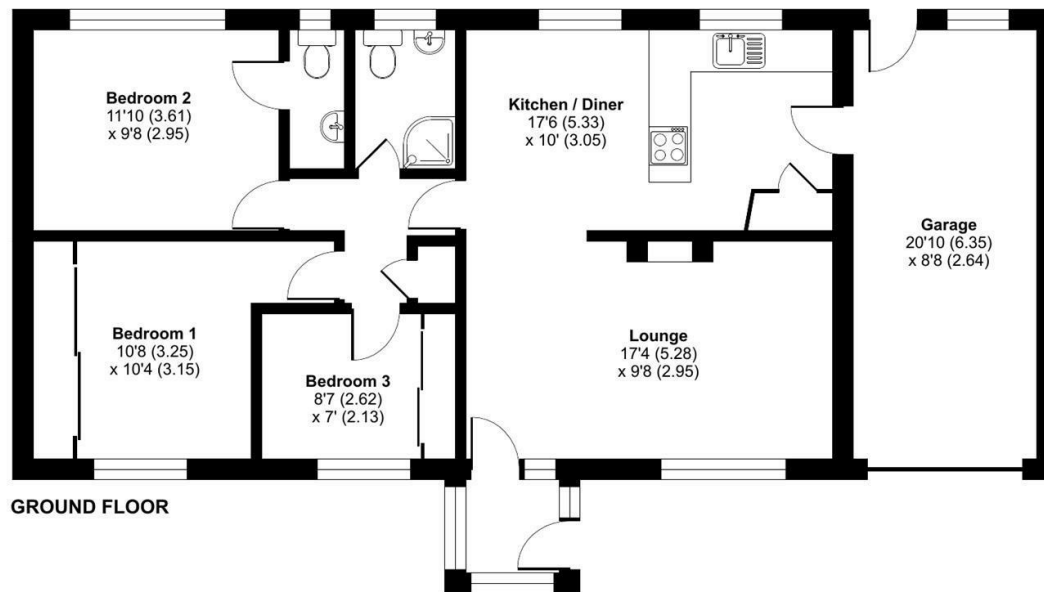
Culverhayes, Beaminster, DT8

Approximate Area = 820 sq ft / 76.1 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1002 sq ft / 93 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mayfair Town & Country. REF: 1215062



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)

