



ROSEBANK

Corscombe, DT2 0NZ

Price Guide £425,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the charming village of Corscombe, this delightful house on High Street offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed living areas are filled with natural light, creating a warm and inviting atmosphere. The house boasts three bedrooms, making it an ideal home for families or those seeking extra space. Additionally, the property features two bathrooms, designed to cater to the needs of busy households. The property includes a single garage and parking area, adding to the convenience of living in this picturesque location. Corscombe is known for its friendly community and beautiful surroundings. This property presents an excellent opportunity for anyone looking to settle in a tranquil village while still enjoying the comforts of modern living. With its appealing layout and prime location, this house is sure to attract interest from prospective buyers.

Situation

The local area*

4 x miles – Beaminster

7 x miles – Crewkerne (with a Waitrose & a direct train link to Waterloo)

11.9 x miles – Jurassic Coast

*Distances are approximate & sourced from Google Maps

The local area

Corscombe is a pretty village situated between Dorchester & Yeovil with an attractive village pub, active village hall, Church and children's play park. There are plentiful walks nearby but one of note is The Old Harrow Way (Common Lane); a Neolithic trackway dated by archaeological finds. The nearby market town of Beaminster is located a mere 4 miles south; offering a variety of shops, independent boutiques, restaurants and professional services.

Local Authority

Council Tax Band:

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(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

Radiator

Living Room

A superb dual aspect room with two radiators and feature fireplace with woodburner.

Dining Room

Two radiator and three useful cupboards.

Kitchen

Excellent range of cupboards and drawers, double oven, hob with extractor fan over, polished stone worksurface ,space for dish washer.Radiator and views over the rear gardens.

Wet Shower Room

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

Rear Lobby

First Floor

Landing

2 radiators

Bedroom 1

Dual aspect, radiator, wardrobe and hand basin with cupboard under.

Bedroom 2

Radiator

Bedroom 3

Radiator, triple wardrobe and rural views.

Bathroom

Suite comprising panelled with shower, hand basin, low level w/c and fully tiled walls.

Outside

Single garage and gravelled parking area.

Gardens

The gardens are an attractive feature are located to the rear and comprise paved terrace ,lawn, well stocked borders and a decked sitting area. Oil tank.

Material Information_

Additional information not previously mentioned

- Mains electric and water
- Oil fired central heating
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

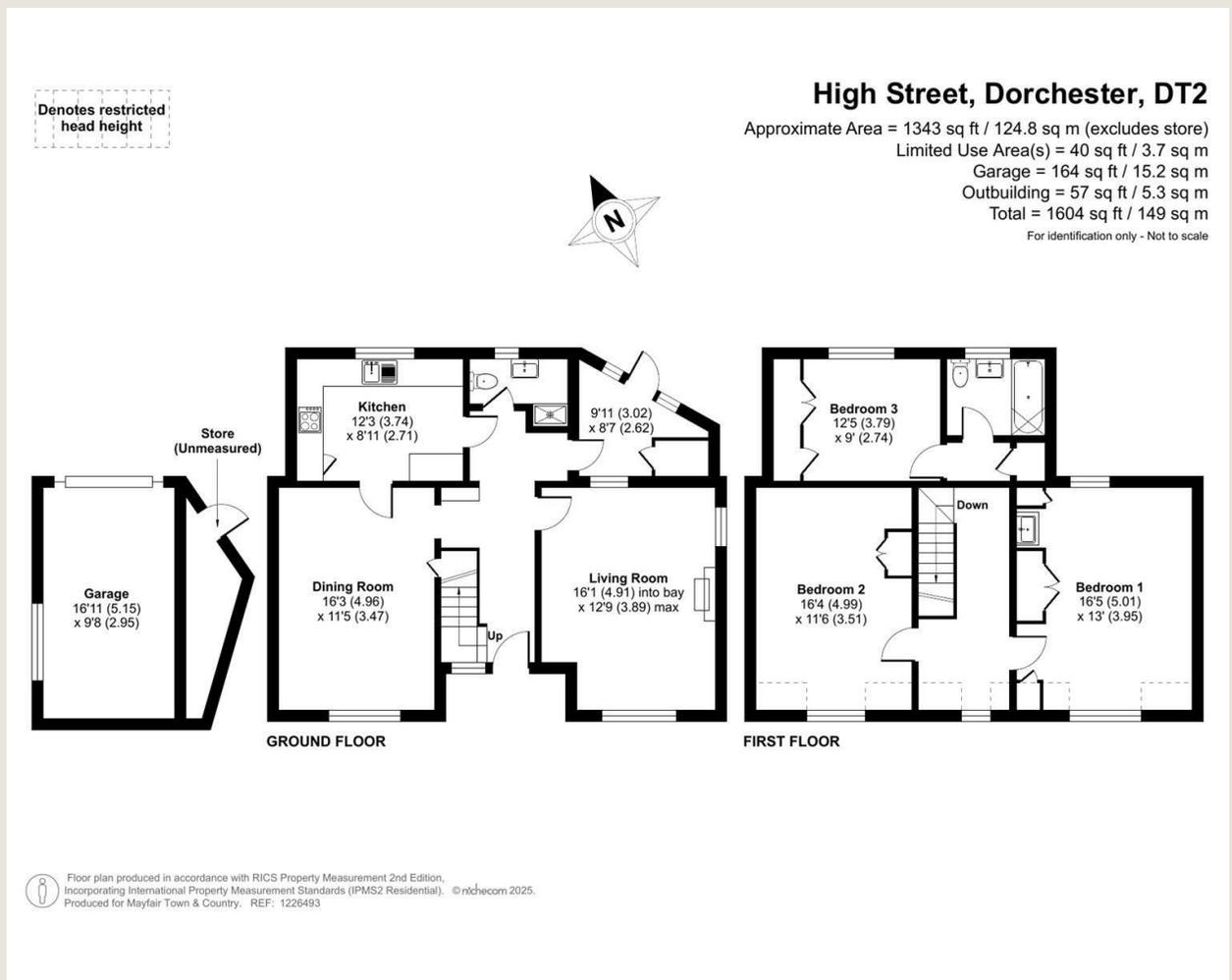
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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)

