



TRAPP LODGE

Broadwindsor, DT8 3QF

Price Guide £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the charming village of Broadwindsor, this detached house currently requires modernisation. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. While the house requires updating, this presents an opportunity for buyers to enhance and personalise the space to their liking. With a little imagination and effort, this property can be transformed into a superb residence that reflects your individual style. The location is perfect for those who appreciate rural living while still being within reach of essential amenities. In summary, this house is ideal if you are looking for a project that allows you to put your stamp on a property in a village setting.

Situation

The local area*
2.5 x miles – Beaminster
6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)
6.9 x miles – Bridport

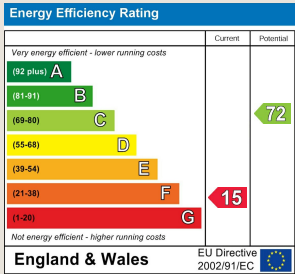
*All distances are approximate and sourced from Google Maps

The local area

This property lies in the village of Broadwindsor, which offers many amenities including a community run shop and lovely pub. There is a primary school and a MUGA (Multi Use Games Area) that is available to anyone to use. The Stableyard Restaurant sits on the edge of the village along with a number of outlets including a beauty salon and hairdressers.

Local Authority

Dorset Council Tax Band: E
Tenure: Freehold
EPC Rating: G



PROPERTY DESCRIPTION

Porch

Hall

Electric heater and night storage heater. Door to garage.

Bedroom 1

Night storage heater

Cloakroom

Suite comprising hand basin and low level w/c.

Bathroom

Suite comprising panelled bath, hand basin and low level w/c.

Bedroom 2

Hand basin and night storage heater.

Bedroom 3

First Floor

Landing

Sitting Room

Views across village to countryside beyond, night storage heater and bay window.

Kitchen

Double drainer sink unit, range of cupboards and drawers, work surfaces and door to balcony.

Balcony

Overlooking the gardens towards the church.

Outside

Attached Garage

Utility area and rear porch.

Gardens

Driveway with parking leading to the garage.

Front garden with area of grass and flower/shrub beds.

The rear gardens are mainly laid to grass.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Mains drainage
- Heating electric to most rooms.
- 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

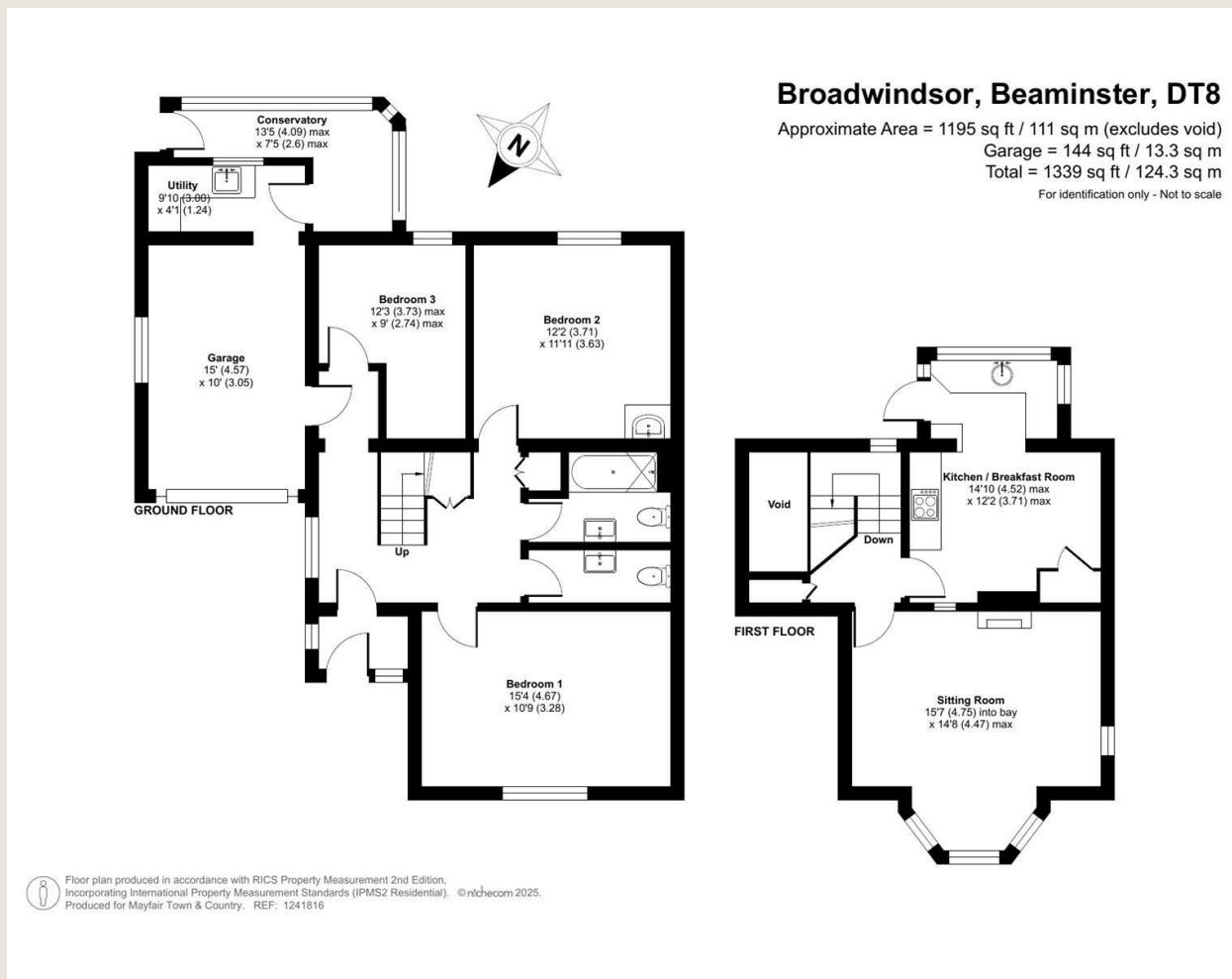
Ofcom checkers below:

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)

