



3 STYLES CLOSE

Beaminster, DT8 3BP

Price Guide £450,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the charming town of Beaminster, 3 Styles Close presents an exceptional opportunity for those seeking a delightful home. This inviting house is situated in a peaceful cul-de-sac, close to local amenities. Beaminster is renowned for its picturesque surroundings and rich history, making it an ideal location for families and individuals alike. The property boasts a spacious layout, providing ample room for comfortable living. The garden is a particular highlight, offering a private outdoor space. It is an excellent area for relaxing or hosting summer barbecues with friends and family. Inside, the house features a warm and welcoming atmosphere, with natural light flooding through the windows. The kitchen is well-equipped, making it a joy to prepare meals, while the living areas provide a cosy retreat after a long day.

Situation

The local area*

6.0 miles – Bridport

6.2 miles – Crewkerne

7.4 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.

Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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

Living Room

A superb, bright and spacious open plan room with fitted electric fire. Archway to dining area.

Kitchen/Dining Room

A delightful room with timber flooring.

Kitchen area has an excellent range of fitted cupboards and drawers, gas hob, fitted oven, sink and worksurfaces and tiled splashbacks.

Dining area has doors leading to the conservatory.

Utility Room

Space for washing machine and tumble dryer. Door to gardens.

Conservatory

Doors to the rear garden.

Ground Floor Bathroom

Suite comprising panelled bath, low level w/c and pedestal basin. Tiled splashbacks.

Bedroom Three

First Floor

Landing

Access to eaves storage.

Bedroom One

Fitted wardrobes. Access to eaves storage.

Bedroom Two

Access to eaves storage.

Shower Room

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

Outside

Attached Garage

Electric up and over door, door to rear gardens.

Gardens

Driveway with parking for 2 cars leading to the garage.

The gardens are a particular feature of this property and comprise front gardens with lawns, shrubs and trees.

The large rear gardens comprise lawns, paths, paved terraces, well stocked flower/shrub beds and borders, pergola and a selection of young trees.

Material Information_

Additional information not previously mentioned

- All mains services are connected.
- Gas fired central heating.
- 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

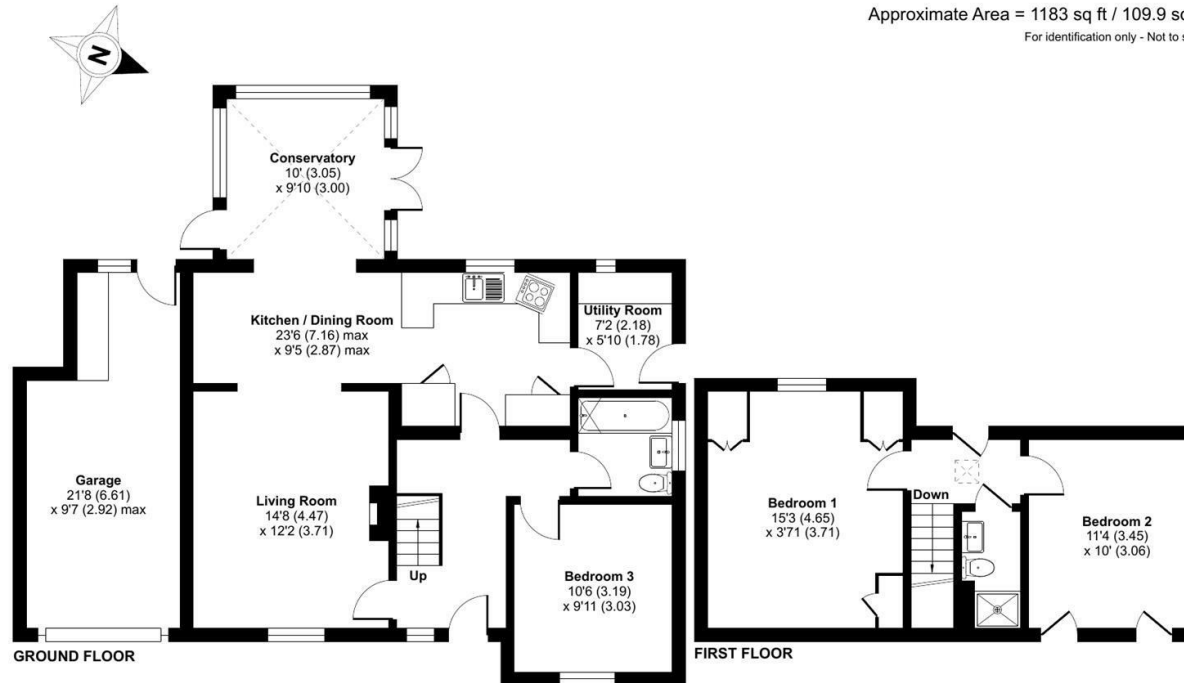
Flood Information:

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

Styles Close, Beaminster, DT8

Approximate Area = 1183 sq ft / 109.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Mayfair Town & Country. REF: 1240840



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)

