



172 GERRARDS GREEN

Beaminster, DT8 3ED

Price Guide £210,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Located in Gerrards Green, Beaminstor, this house presents an opportunity for those looking to create their dream home. While the property is in need of updating it offers ample space for improvement. Imagine transforming this house into a modern haven that reflects your unique style. The potential for improvement is vast, allowing you to design a space that meets your needs and preferences. Whether you envision a contemporary open-plan living area or a cosy retreat. In summary, this house in Gerrards Green is a blank canvas waiting for your vision. With a little imagination and effort, it can become a stunning residence. Don't miss the chance to make this property your own and enjoy all that Beaminstor has to offer.

## 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 Map

## The local area

Beaminstor 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

Dorset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(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

## Hall

Radiator, stairs to first floor.

## Sitting Room

Radiator and archway to Dining Room. Overlooking the rear gardens.

## Dining Room

Tiled fireplace, radiator. Overlooking rear garden.

## Kitchen

Good range of cupboards and drawers, single drainer sink unit, worksurfaces, splashbacks and larder. Door to shed and outside.

## First Floor

### Bedroom 1

Radiator

### Bedroom 2

Radiator, boiler cupboard and views.

### Bedroom 3

Radiator and views.

## Bathroom

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

## Outside

## Gardens

Garden store. Front garden with lawn and shrubs.

Rear gardens with lawn and shrubs.

## Purchasers Information/Section 157

Please note, there is a Magna Housing Association restriction relating to this property. The restriction is set out in full within Section 157 of the Housing Act 1985. In basic terms this means that the proposed purchasers must have lived or worked within the County of Dorset for a continuous period of at least 3 years up to the date of the purchase of the property. The proposed purchasers would have to sign a certificate to this effect. Please contact us or Magna Housing Association for further information.

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

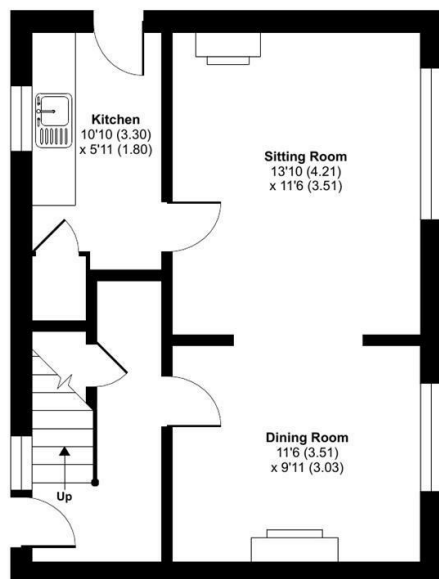
## Gerrards Green, Beaminster, DT8

Approximate Area = 882 sq ft / 81.9 sq m

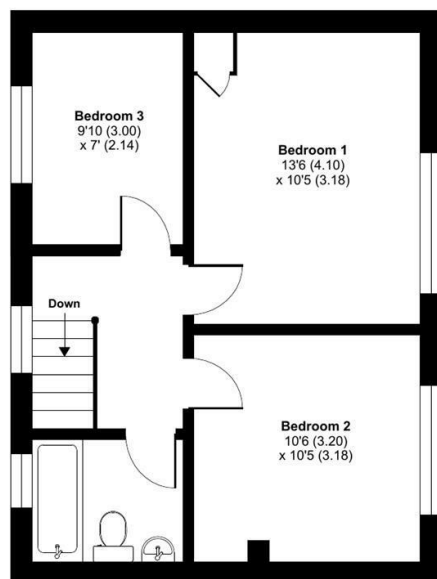
Outbuilding = 66 sq ft / 6 sq m

Total = 948 sq ft / 88.1 sq m

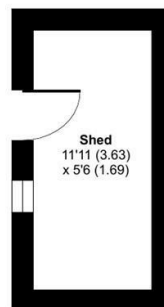
For identification only - Not to scale



GROUND FLOOR



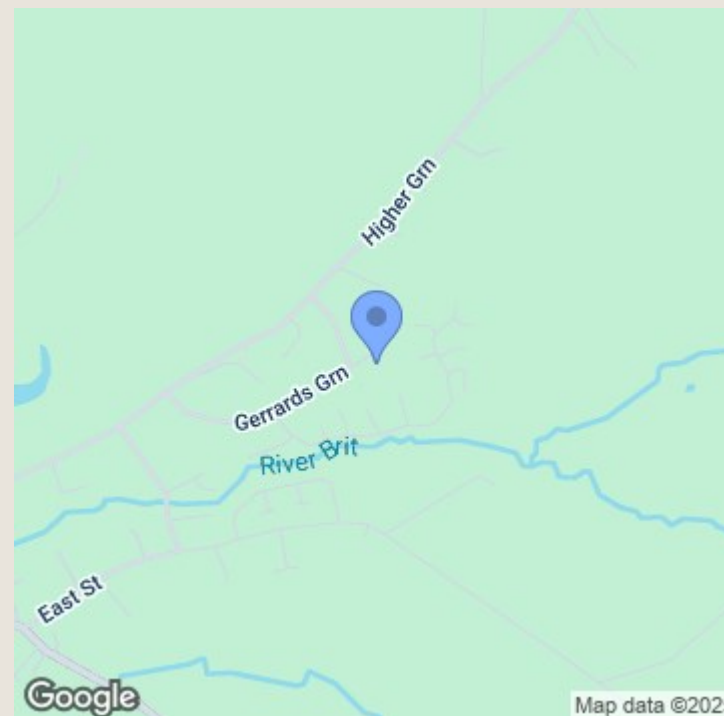
FIRST FLOOR



Shed  
11'11" (3.63)  
x 5'6" (1.69)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mayfair Town & Country. REF: 1261478



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

[beaminster@mayfairproperties.net](mailto: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)

