



38 ORCHARD WAY

Mosterton, DT8 3LT

Price Guide £375,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

This spacious bungalow is located in the sought-after residential area of Orchard Way in the popular village of Mosterton . The property boasts three bedrooms, two reception rooms, a modern kitchen, and a generous garden, providing ample space for comfortable living. The kitchen is well-appointed with high-specification appliances, catering to all your culinary needs. Both double bedrooms feature built-in storage, while the single bedroom comes with free-standing storage. Additional features include uPVC double glazing and oil central heating. The good size garden offers a perfect retreat for outdoor relaxation. Conveniently positioned near local amenities and transport links, this property is ideal for families and professionals alike. Offered to the market with no onward chain, this bungalow represents a fantastic opportunity for potential buyers.

Situation

The local area*
3.0 x miles - Beaminster
4.0 x miles - Crewkerne
9.5 x miles - Bridport

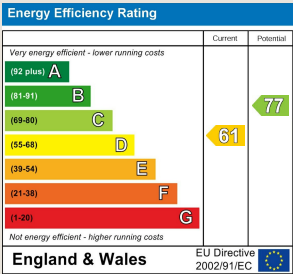
*All distances are approximate and sourced from Google Maps.

The local area

Mosterton is one of the few remaining villages which still boasts a variety of amenities including; a large village shop, local pub, sought-after C of E primary school, commercial garage and village hall. The village is a thriving community and hosts a variety of social and hobby events throughout the year.

Local Authority

Dorset Council Tax Band: D
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Radiator ,cupboard with boiler and deep cupboard.

Cloakroom

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

Sitting/Dining Room

Attractive room with feature fireplace with wood burner,2 radiators.

Conservatory

Tiled floor and door to garden.

Kitchen

Double drainer sink unit, range of cupboards and drawers, fitted oven, hob and extractor, dishwasher ,splashbacks, breakfast bar and tiled floor.

Utility Room

Single drainer sink unit, cupboards, plumbing for washing machine, radiator, work surfaces, splashbacks and door to garden.

Bedroom one

Radiator and cupboard.

Bedroom Two

Wardrobes and radiator.

Bedroom Three

Radiator

Bathroom

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

Outside

Front drive leading to Attached Garage

Gardens

Front garden with gravelled area and small lawn.

The majority of the gardens are located to the rear and comprise lawn, shrub bed and paved terrace.

To the side is a gravelled area with oil tank and calor gas tanks.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Mains drainage
- Oil 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

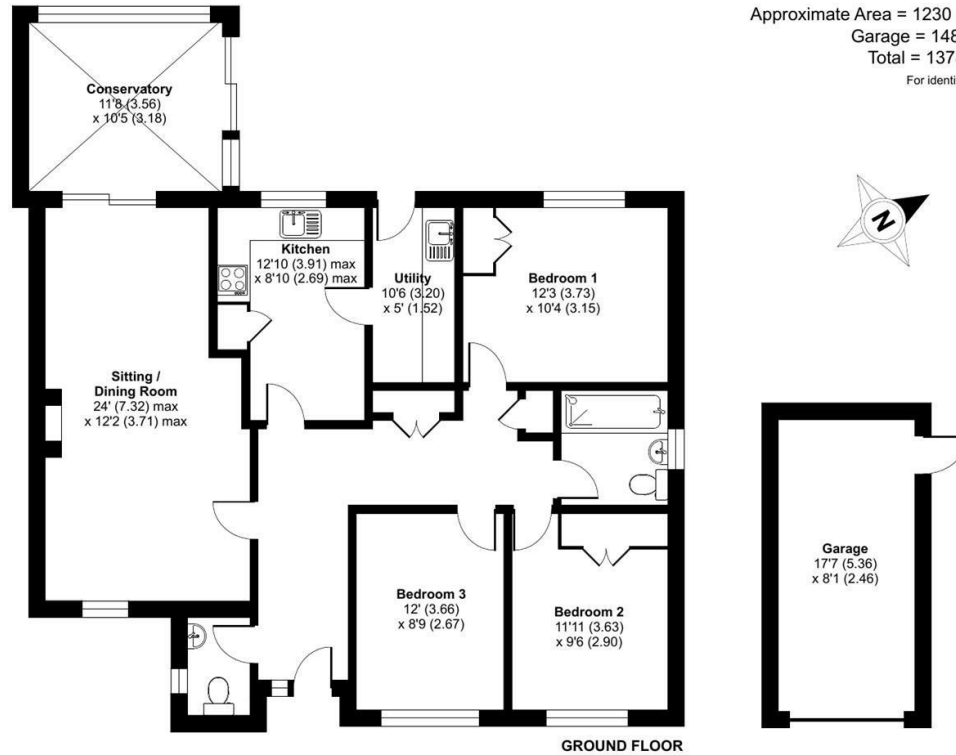
Orchard Way, Mosterton, Beaminster, DT8

Approximate Area = 1230 sq ft / 114.2 sq m

Garage = 148 sq ft / 13.8 sq m

Total = 1378 sq ft / 128 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). © nichecom 2025. Produced for Mayfair Town & Country. REF: 1261340



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

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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)

