34 WINDY RIDGE

Beaminster, DT8 3SR

Price Guide £415,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located close to the edge of the charming town of Beaminster, 34 Windy Ridge presents an opportunity to acquire a delightful detached house. This inviting property boasts four bedrooms, making it an ideal family home or a spacious retreat for those seeking room to grow. Upon entering, you are welcomed into a generous reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the garden. The house features two modern bathrooms, ensuring convenience for all residents and guests. With parking available for two vehicles, you will find ample space for your cars.

Situation

The local area
6.0 miles – Bridport
6.2 miles – Crewkerne
7.4 miles – Jurassic Coast

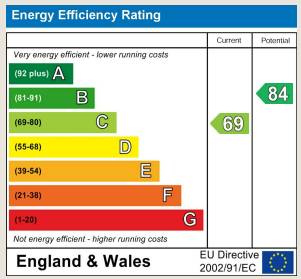
*All distances are approximate and sourced from Google Maps

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. 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: E
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Hall
Radiator

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

Sitting Room
Dual aspect, radiator and doors to conservatory.

Conservatory
Door to gardens.

Kitchen
Good range of cupboards and drawers, single drainer sink unit, fitted oven, hob and extractor fan. Fitted dish washer boiler cupboard and understairs cupboard.

First Floor

Landing
Airing cupboard

Bedroom One
Radiator

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

Bedroom Two
Radiator and views over school playing fields towards the countryside beyond.

Bedroom Three
Radiator

Bedroom Four/Dressing Room
2 sets of wardrobes.

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

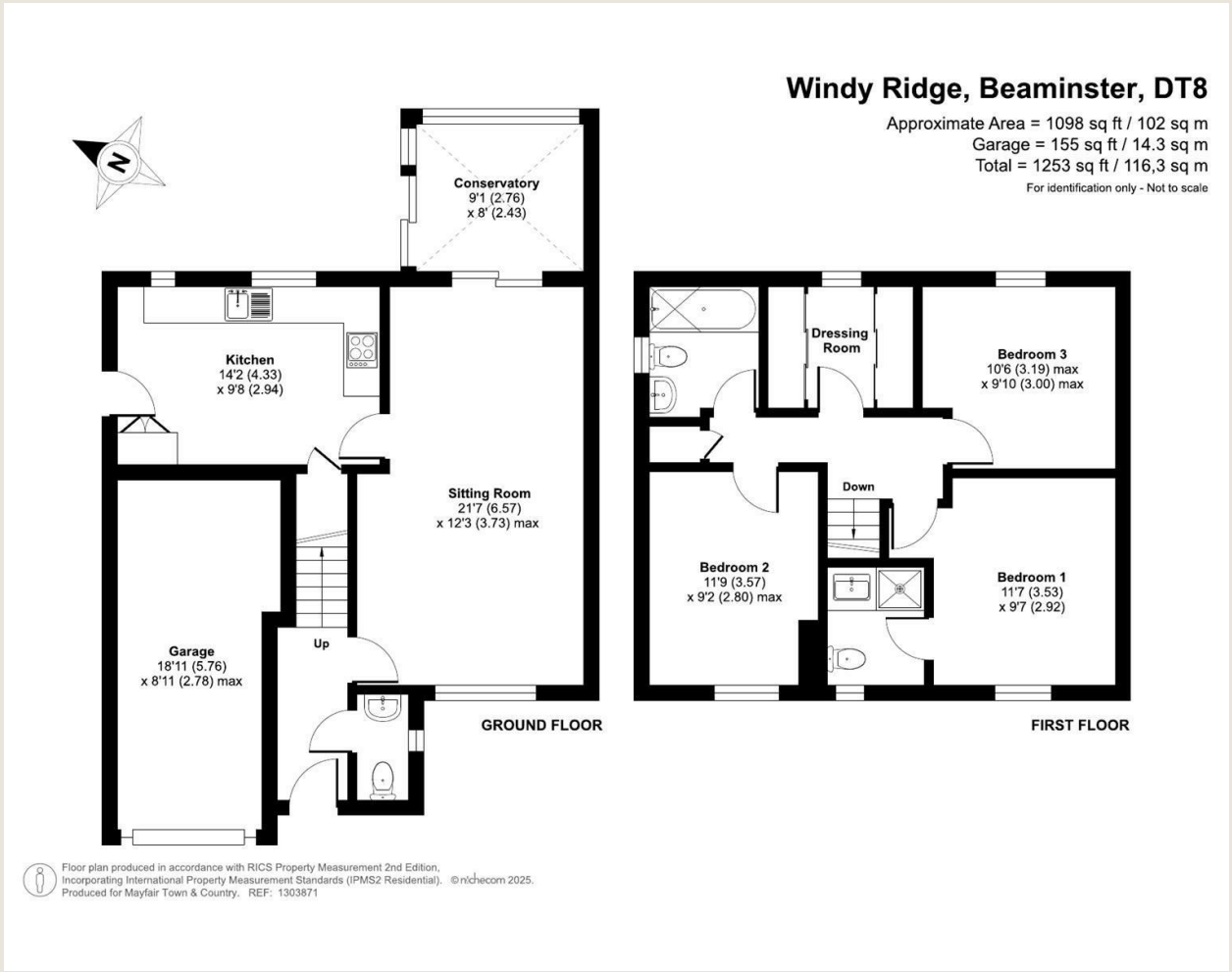
Outside
Tarmac parking space and Integral Garage

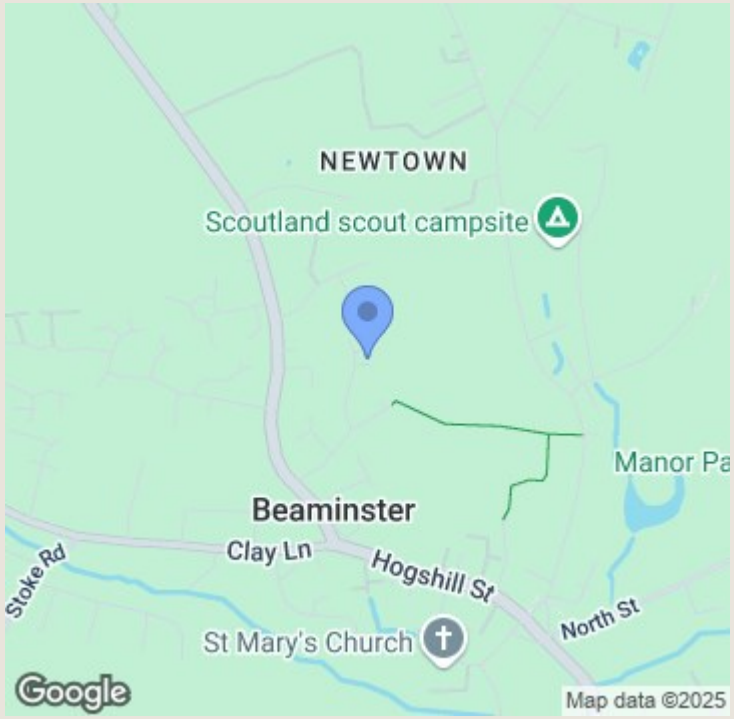
Gardens
The gardens are primarily to the rear of the house and adjoin the school playing fields.
They comprise lawn, terrace and shrub borders.

Material Information_
Additional information not previously mentioned
- Mains electric, gas and water.
- 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)

MAYFAIR TOWN & COUNTRY

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman