



ROSEBANK COTTAGE

Beaminster, DT8 3HN

Price Guide £340,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located close to the centre of Mosterton, near Beaminster, this delightful period cottage offers a blend of comfort and character. As you approach the house, you will be greeted by its attractive façade, which reflects the traditional architecture of the area. Inside, the property boasts two spacious living areas and a kitchen. The house features three generously sized bedrooms and presents a wonderful opportunity to embrace an attractive lifestyle in a beautiful part of Dorset.

Situation

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

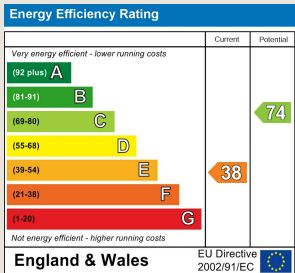
*All distances are approximate and sourced from Google Maps.

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 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: F



PROPERTY DESCRIPTION

Hall

Sitting Room

A light and spacious room with exposed wooden beams. Stone built fire place with wood burning stove and shelf to either side. Stairs leading to first floor.

Dining Room

Wooden flooring ,fitted book shelving, patio doors to rear garden.

Kitchen

The kitchen is fitted with variety of base and wall units with a roll edge worktop over. There is an integrated double oven with halogen hob adjacent. 1 1/4 bowl sink & drainer with mixer tap. Wall mounted heating control for electric underfloor heating and tiled flooring.

Cloak/Utility Room

Plumbing for washing machine, low level w/c and hand basin.

First Floor

Landing

Bedroom One

Built in wardrobe/storage cupboard.

Bedroom Two

Bedroom Three

Built in wardrobes

Bathroom

Large walk in shower cubicle ,low level w/c, pedestal basin and airing cupboard.

Outside

There is a garage on the side with an up and over door and oil fired boiler. Lighting and power inside.

Garden

To the rear is a paved patio area with steps leading to a further patio area. There is a raised lawn with flower and shrub borders. There is also a sizeable workshop and garden shed with green house at the rear of the garden.

Material Information_

Additional information not previously mentioned

- Mains electric and sewerage
- Oil 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

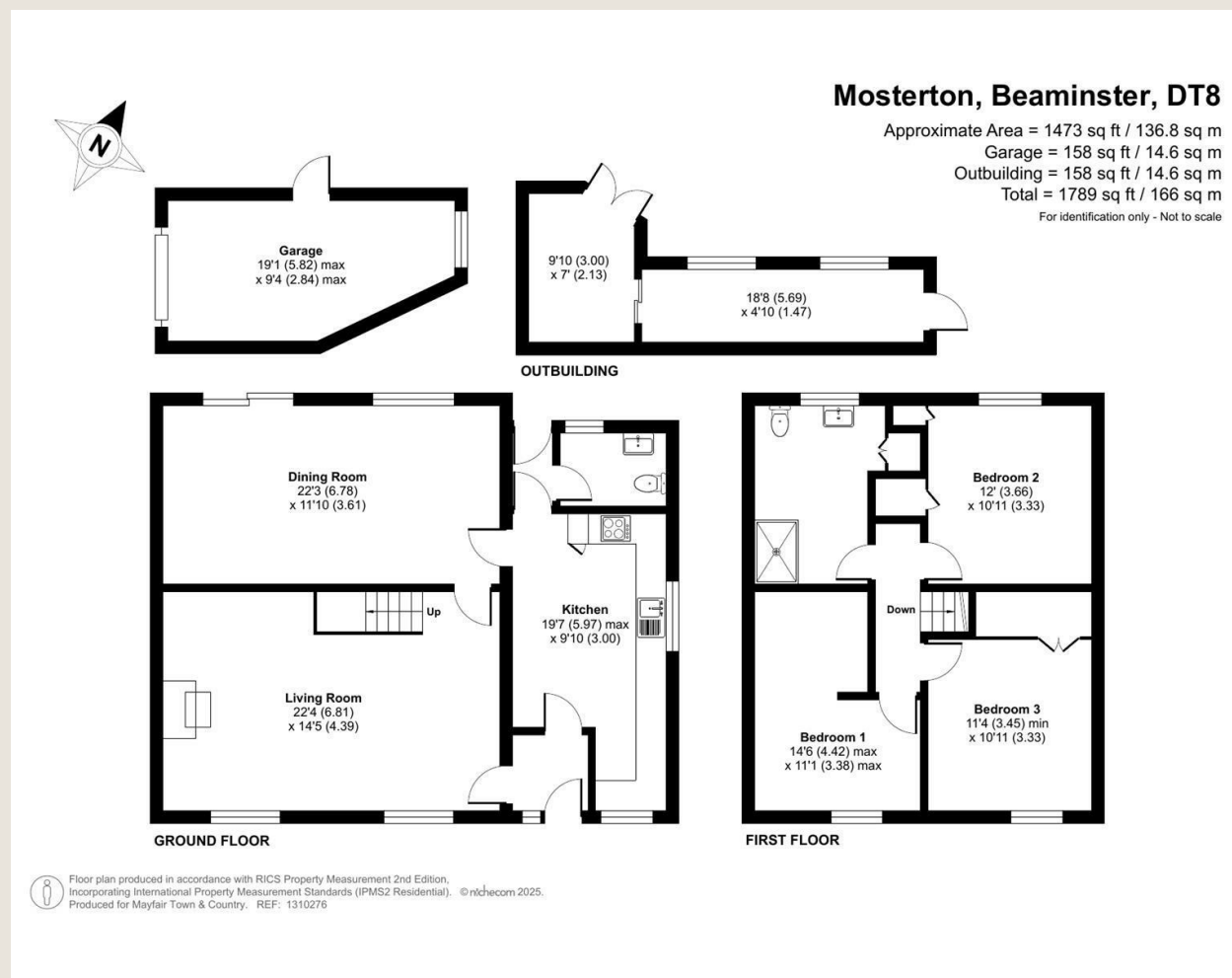
Ofcom checkers below:

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



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)

