



I MIDDLE GREEN

Beaminster, DT8 3SJ

Price Guide £295,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in Middle Green, Beaminster, this recently refurbished house offers a delightful blend of modern comfort with stylish interiors.. The property boasts excellent views across open countryside towards Buckham Down. Upon entering, you will be greeted by a fresh and inviting interior, thoughtfully updated to meet contemporary standards. The spacious layout provides ample room for both relaxation and entertaining, ensuring that every corner of the home feels welcoming. Our clients have fitted a new kitchen ,bathroom and air source heating system as well as complete redecoration. The fenced rear garden is a standout feature, providing a safe and private outdoor space perfect for family gatherings or gardening. This outdoor area is an excellent extension of the living space, allowing for alfresco dining and leisure activities. With its prime location on the edge of Beaminster, residents can enjoy the benefits of local amenities, and easy access to the stunning Dorset countryside. This property is not just a house; it is a home that promises comfort and style.

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 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: B

Tenure: Freehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(69-80) C		
(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

Timber effect flooring and stairs to first floor.

Kitchen/Breakfast Room

A superb room with rural views. Good range of floor and eye level cupboards and drawers ,fitted oven ,hob and extractor fan. Splashbacks and work surfaces. Double drainer sink unit with mixer tap.

Living Room

A spacious and light room with carpet flooring, radiator, open stone fireplace and patio doors to the gardens.

Dining Room

Timber effect flooring, radiator and patio doors to rear garden.

First Floor

Landing

Radiator

Bedroom One

Views over the surrounding countryside towards Buckham Down.Useful deep cupboard and radiator.

Bedroom Two

Rural views and radiator.

Bedroom Three

Radiator

Bathroom

Suite comprising panelled bath with shower and screen ,low level w/c, hand basin with cupboard, radiator and timber effect flooring.

Outside

Single garage in block of three and communal parking as and when available.

Gardens

Small lawned area of garden to the front.

The majority of gardens which are fenced are located to the rear are lawned with an area of decked terracing.

Material Information_

Additional information not previously mentioned

- Mains electric and water
- Heating by air source heat pump.
- Mains drainage
- Broadband and Mobile signal or coverage in the area.
- Photovoltaics on the roof providing a source of electricity.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

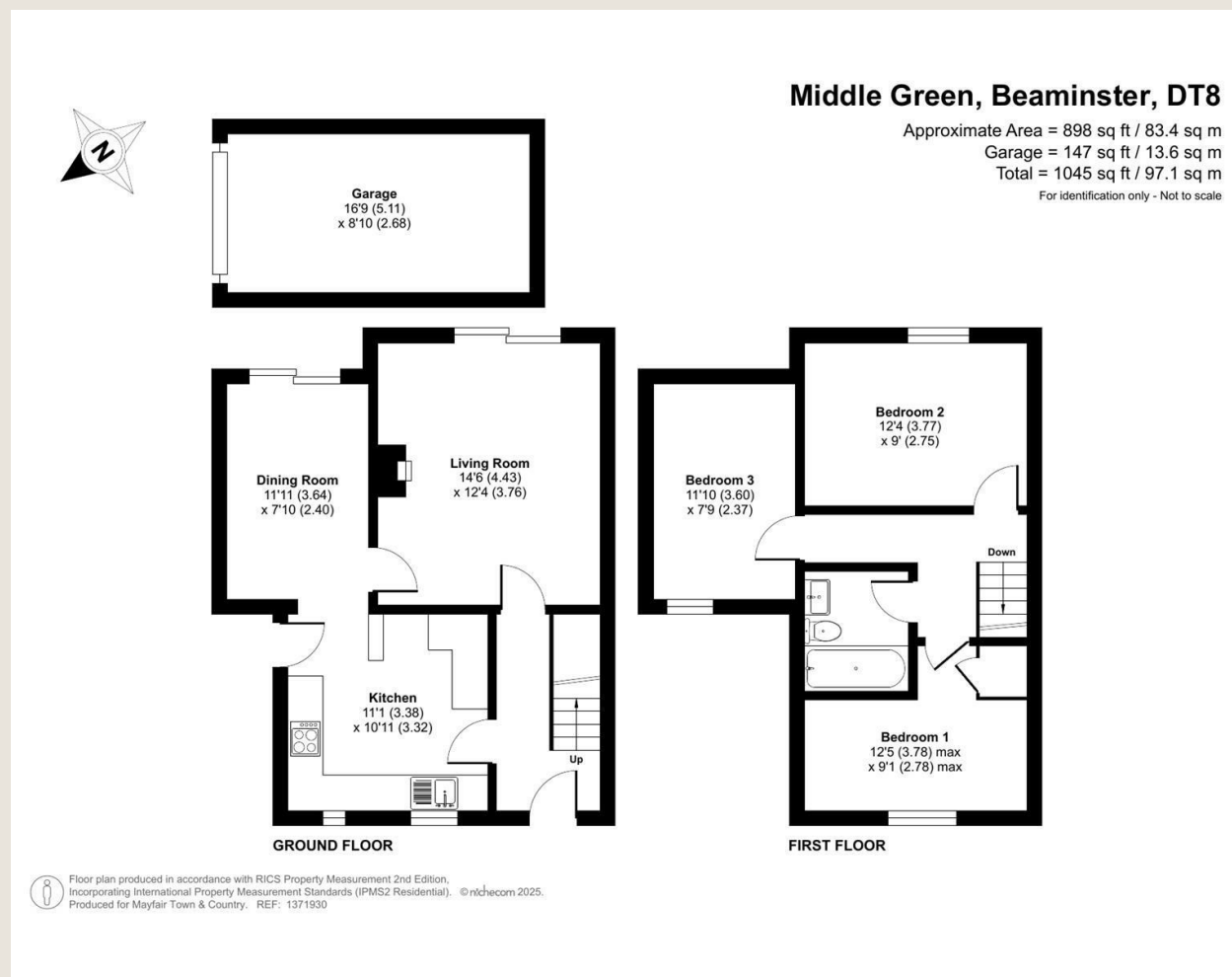
Ofcom checkers below:

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)

