



31 CLAY LANE

Beaminster, DT8 3BX

Price £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An attractive 2 bedroom terraced town house located within easy walking distance of amenities. The house also has excellent views over farmland to the rear and superb accommodation which includes 2 bedrooms, 2 reception rooms, garden room and kitchen.

Situation

The local area*

6.5 x miles – Crewkerne

6.6 x miles – Bridport

7.9 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 Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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

Stairs to first floor.

Sitting room

A comfortable room with fireplace with fitted gas fire. Shelving and radiator.

Dining room

Brick fireplace (not in use), cabinet with display areas and shelving. Radiator and shelving.

Kitchen

Good range of floor and eye level cupboards and drawers, sink unit, work surfaces and splashbacks, tiled floor and rural views.

Garden/Utility room

Tiled floor, door to rear terrace, radiator, plumbing for washing machine, worksurfaces, splashbacks and cupboards. This is a great room to sit and enjoy the lovely views towards open countryside.

Shower room

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

First Floor

Bedroom 1

Radiator, wardrobes and cupboard.

Bedroom 2

Radiator, wardrobes and cupboard, rural views.

Family bathroom

Suite comprising panelled bath with shower attachment, hand basin, low level w/c and splashbacks. Useful cupboard.

Outside

Gardens

The gardens adjoin farmland and have attractive views over the town and surrounding countryside. They are walled and paved with a useful shed and garden store and a sitting area which is ideal for alfresco dining, whilst enjoying the views.

Material Information

Mains electric, gas and water.

Fitted gas fire.

Mains drainage.

Construction: Stone elevations under a slate roof.

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:

low risk of surface water flooding

very low risk of flooding from rivers and the sea

For planning applications, please contact West Dorset District Council.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

Clay Lane, Beaminster, DT8

Approximate Area = 940 sq ft / 87.3 sq m
For identification only - Not to scale

GROUND FLOOR

- Dining Room: 12'10 (3.91) x 11'7 (3.53)
- Kitchen: 11' (3.35) x 6'6 (1.98)
- Sitting Room: 13'5 (4.09) x 11'7 (3.53)
- Garden / Utility Room: 13'10 (4.22) max x 12' (3.66) max

FIRST FLOOR

- Bedroom 1: 11'6 (3.51) max x 10'10 (3.30) max
- Bedroom 2: 11'6 (3.51) max x 10'8 (3.25)

RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1093309



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)

