



56 ST. JAMES

Beaminster, DT8 3PW

Price Guide £215,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming bungalow in the picturesque town of Beaminster! This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With one spacious bedroom, you'll have a peaceful retreat to unwind in. Parking space to the front. Nestled close to the edge of Beaminster, this property is ideal for those seeking a tranquil lifestyle in a quaint English town.

Situation

The local area*
7.0 x miles – Bridport
7.2 x miles – Crewkerne
8.4 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, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester.

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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

Oak effect flooring.

Living Room

A superb room with radiator and door to conservatory.

Kitchen

Oak effect flooring, range of cupboards and drawers, fitted hob, extractor fan and oven. Plumbing for washing machine single drainer sink unit, tiled splash backs and radiator.

Conservatory

Door to rear gardens.

Bedroom

Radiator

Bathroom

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

Outside

Parking to the front of the property.

Gardens

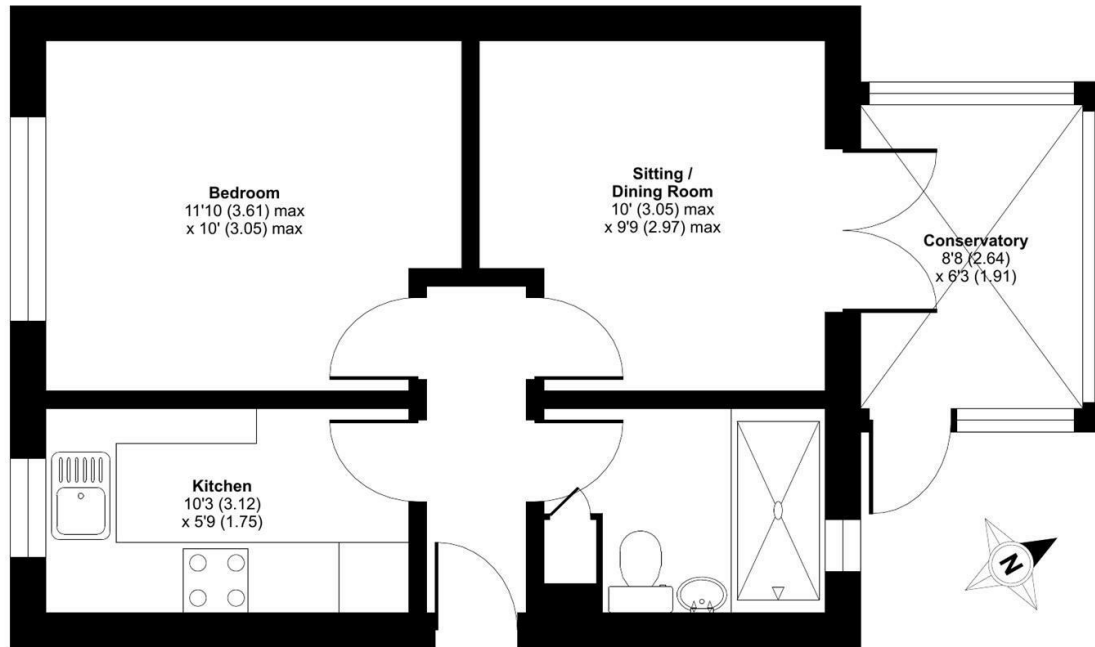
Front garden with gravelled areas and circular paving.

To the rear is a delightful hard landscaped garden with several areas suitable for alfresco dining with paving, gravelled spaces, pergola and steps to a raised terrace with useful garden shed.

St. James, Beaminster, DT8

Approximate Area = 425 sq ft / 39.5 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1151327



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

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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)

