



73 EAST STREET

Beaminster, DT8 3DT

Price Guide £250,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Located in the charming town of Beaminster, Dorset, this delightful end-terrace house on East Street offers a blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals. Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. There are also 2 bedrooms, bathroom and an attractive hard landscaped garden.



## 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

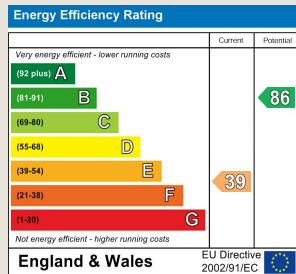
Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other 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

West Dorset District Council Council Tax Band: C

Tenure: Freehold

EPC Rating: E



# PROPERTY DESCRIPTION

## Living Room

A charming room with night storage heater, fireplace with woodburner, beamed ceiling and stairs to first floor .Double doors to kitchen.

## Kitchen

An attractive room overlooking the rear garden with good range of cupboards and drawers, single drainer sink unit, splashbacks, fitted hob, oven and extractor fan. Night storage heater and door to garden. Beamed ceiling.

## First Floor

### Landing

Airing cupboard.

### Bedroom 1

Double wardrobe and night storage heater.

### Bedroom 2

Cupboard and shelving.

### Bathroom

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

## Outside

### Garden

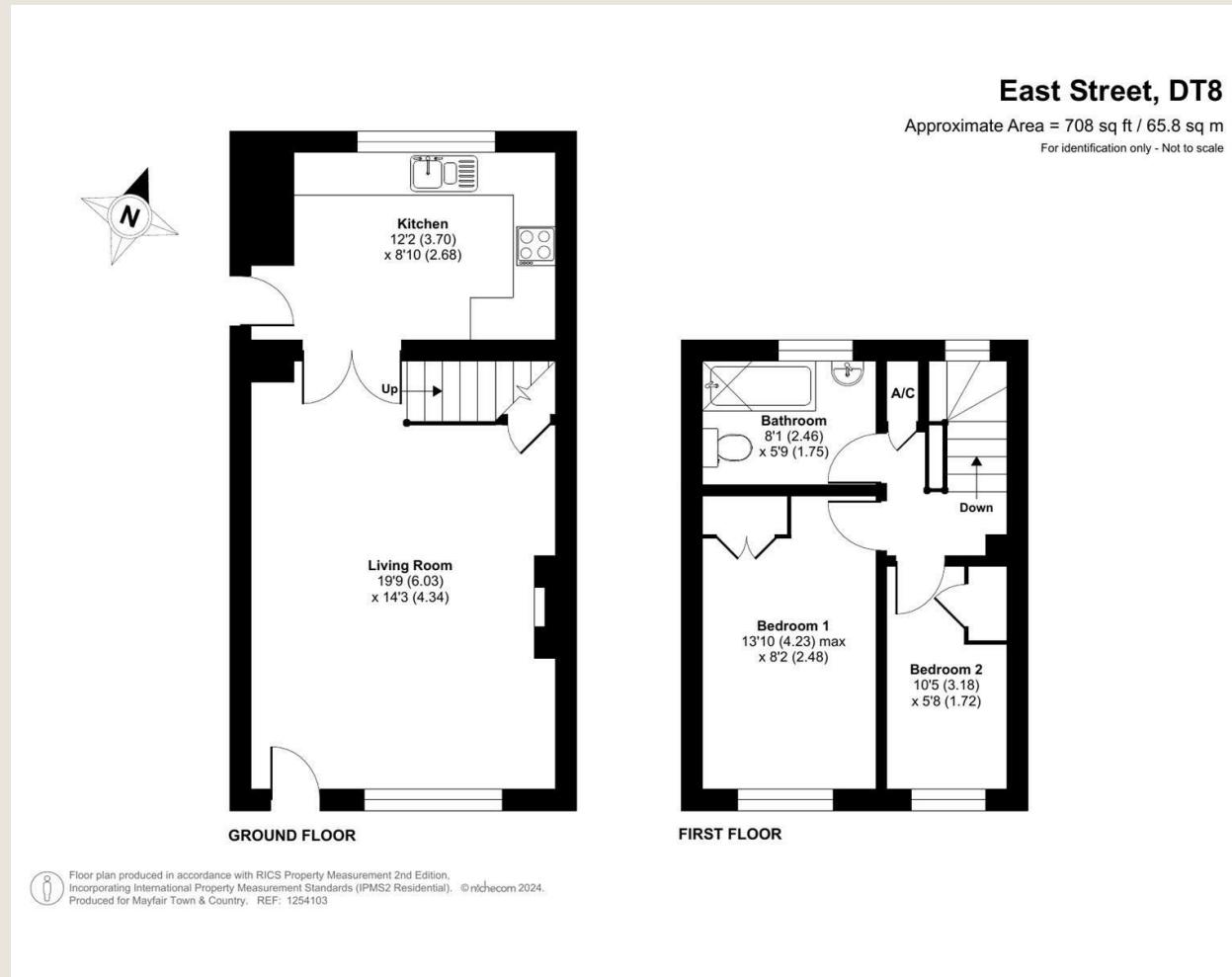
The garden which is walled and fenced is located to the rear and has gravelled areas and shrub beds.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Heating electric room heating
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



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

**01308 862606**

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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)

