



**Towers
Wills**

Town & Country

3 Axe Valley Close, Mosterton, Beaminster, DT8 3JE

£465,000

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Towers Wills welcome to the market this beautifully presented, three bedroom detached bungalow with far reaching countryside views and extended 33 ft. double garage. The bungalow occupies a generous corner position, within this quiet tucked away cul-de-sac, in this sought after village and briefly comprises; porch, reception hallway, cloakroom, living room, kitchen/diner, conservatory, three bedrooms, bathroom, driveway, double garage and gardens. Internal inspection strongly advised.

***Quiet Cul-de-sac Position**

***Beautiful Countryside Views**

***Three Bedrooms**

***Cloakroom/w.c**

***Extended 33 ft. Double Garage**

***Solar Panels Owned Outright with Property**





Porch

Double glazed door to the front.

Reception Hallway

Double glazed door to the front, storage cupboards, airing cupboard and loft access.

Cloakroom/w.c

Comprising of w.c, wash hand basin, radiator and window to the front.

Living Room

Window to the rear, radiator and double doors to both the dining room and conservatory.

Conservatory

Enjoying a particularly beautiful outlook across the countryside, with a radiator and double doors opening to the garden.



Kitchen/Dining Room

Kitchen Area

Comprising of a range of wall, base and drawer units, work surfacing with inset stainless steel sink/drain, space for cooker, integrated dishwasher, integrated fridge, space for upright freezer, integrated washing machine, cookerhood, double glazed window and door to the rear garden and being open plan to the dining area.

Dining Area

Ample room for table and chairs, double glazed window to the rear, radiator and double doors through to the living room.

Bedroom One

Double glazed windows to both the rear and side, walk-in wardrobe and radiator.

Bedroom Two

Double glazed window to the rear and radiator.



Bedroom Three

Double glazed window to the front and radiator.

Bathroom

A well presented suite comprising of bath, separate shower cubicle, wash hand basin, w.c, tiling, heated towel rail and window to the front.

Outside

To the front of the property is a driveway, providing ample off road parking for several vehicles, in turn leads to the garage.

Double Garage

This particularly large, extended garage, for anyone looking for storage for vehicles/workshop space having twin 'up and over' doors to the front, personal door to the rear garden, power and light.

Rear Garden

The rear garden is majority laid to lawn with patio area, outside tap, gated side access, continuation of lawn to the side and front of the property, enclosed by hedgerow and fencing, flower borders with a range of plants and shrubs.



Agents Notes

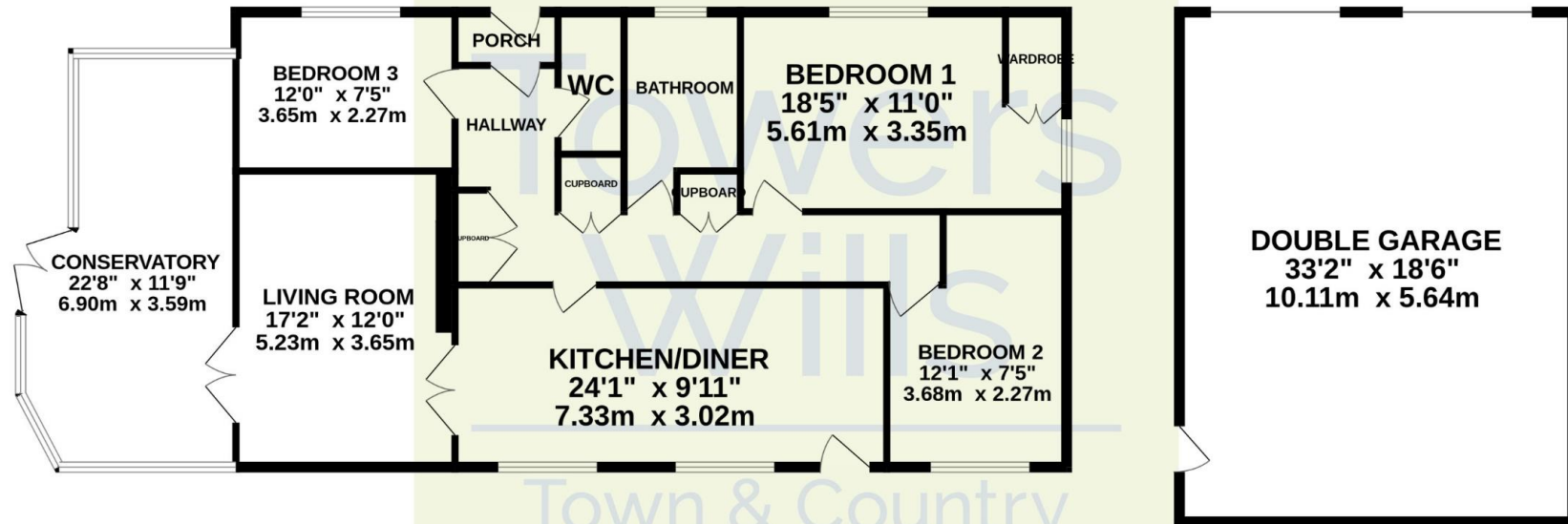
The central heating system is fuelled by LPG gas cylinders. The property had solar panels installed in 2022 which are owned outright and included with the sale. The system also had a solar i boost installed which assists the heating of hot water. The current owners have upgraded the loft insulation, and the property also benefits from electric economy heating 7 system to the hot water tank. The property has mains electricity, mains drainage and mains water.

Situation

Mosterton is a thriving community with the benefit of excellent amenities including shop, pub, village hall, primary school and church. Beaminster town is 2 miles distant where there are local shops and amenities. There is a regular intercity rail service (London Waterloo) from Crewkerne, approximately 2.5 miles distant. The delightful historic town of Bridport is just 10 miles to the south, and a further 2 miles will bring you to the World Heritage Jurassic Coast at West Bay. The county town of Dorchester is some 20 miles to the south-east.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	53 E	
21-38	F		
1-20	G		

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