



34 Fleet Street  
Beaminster, DT8 3EF

£975 PCM

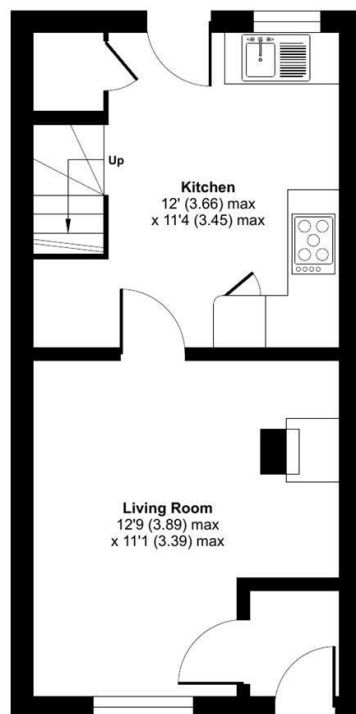
MAYFAIR  
TOWN & COUNTRY



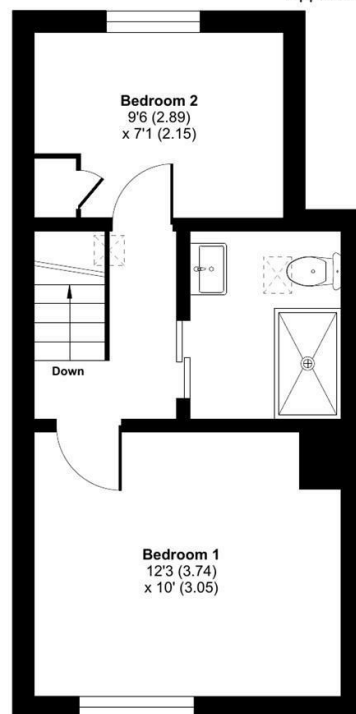
## Fleet Street, Beaminster, DT8

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Mayfair Town & Country. REF: 1335268

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

**01460 74200**

crewkerne@mayfairproperties.net

## PROPERTY DESCRIPTION

**\*\* AVAILABLE NOW\*\*** Ideal for house hunters/Winter let - this charming two bedroom terraced property is ideally situated in the delightful town of Beaminster. Accommodation comprises: two well-proportioned bedrooms, cosy reception room, well fitted kitchen, bathroom and delightful garden at the rear. The area boasts a variety of local shops, cafes, and amenities, all within easy reach. Additionally, the beautiful countryside is just a stone's throw away, providing endless opportunities for outdoor activities and exploration. Please check with Ofcom for mobile/broadband speeds as will depend on your package and provider.

- Charming Grade 2 Listed Cottage close to amenities.
- Two Bedrooms
- Sitting Room
- Kitchen/.Breakfast room
- Bathroom
- Gardens with paving and decking.
- Views across the town from first floor.

Deposit: £1,125

Furnishing: Unfurnished

### Local Authority

Dorset Council Tax Band: C

Tenure:

EPC Rating:



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:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

