



**Connells**

Clay Lane  
Beaminster





### Property Description

Situated in the ever-popular West Dorset town of Beaminster is this refurbished one bedroom bungalow. The property enjoys a south facing aspect as well as being just a short walk from The Square which boasts a range of shops, pubs and restaurants. The accommodation offers a generous Reception Room, Double Bedroom, recently fitted Kitchen and Wet Room. There is a well-maintained communal garden to the side and rear as well as a south-facing garden to the front. The property is being sold with NO ONWARD CHAIN.

### Entrance Hall

Double glazed door to the front, radiator, wall mounted consumer unit, access to loft space and doors to kitchen/lounge, bedroom and wet room.

### Lounge / Kitchen

22' 8" x 9' 10" ( 6.91m x 3.00m )

### Lounge Area

Double glazed windows to side and rear, feature fire place with gas fire, radiator, telephone point, television aerial socket, ceilings lights and open to the kitchen.

### Kitchen Area

Double glazed window to the side, wall and base units, work surfaces with 1½ bowl stainless steel sink and drainer in set, electric oven and hob, space and plumbing for washing machine, part tiled, ceiling lights, radiator, breakfast bar, open to the lounge area and door to the hallway.



### **Bedroom**

12' 9" x 10' ( 3.89m x 3.05m )

Double glazed window to the rear, fitted wardrobe, cupboard housing central heating boiler, radiator and door to the hallway.

### **Wet Room**

Double glazed obscure window to the front, walk in shower, vanity unit with wash hand basin inset, WC, extractor fan, part tiled, ceiling lights and door to the hallway.

### **Outside Space**

#### **Front Garden**

Shared garden mainly laid to lawn with various mature shrubs and plants. There is a paved area directly outside the front of the property with room for pots and outside seating. The paved pathway then leads to the rear of the property through a wooden rear access gate.

#### **Rear Garden**

Shared rear garden mainly laid to lawn with mature shrubs and trees.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
DORCHESTER DT1 1UH

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH308506](http://connells.co.uk/Property/DCH308506)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH308506 - 0007