



**Naomi Close, Mosterton, Beaminster DT8 3FQ**



**welcome to**

**Naomi Close, Mosterton**

A three bedroom mid terraced house situated in a popular village location. The property, which is being sold with the benefit of NO ONWARD CHAIN, offers good size family accommodation as well as an enclosed rear garden and allocated parking.



## Ground Floor

### Entrance Hall

Double glazed door to front. Stairs rising to first floor. Radiator.

### Cloakroom

Rear aspect double glazed window. Fitted with a WC and wash hand basin. Under stairs cupboard. Extractor fan. Radiator.

### Living Room

16' 11" x 13' 1" max ( 5.16m x 3.99m max )  
Front aspect double glazed window. Double glazed patio doors to rear. TV and telephone point. Radiator.

### Kitchen / Diner

17' 7" max x 11' 3" max ( 5.36m max x 3.43m max )  
Front and rear aspect double glazed windows. Fitted base and wall units. Work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Built-in electric oven and hob with cooker hood over. Space and plumbing for washing machine. Boiler. Radiator.

## First Floor

### Landing

Rear aspect double glazed window. Access to loft. Radiator.

### Bedroom 1

12' 11" max x 9' 5" plus door recess ( 3.94m max x 2.87m plus door recess )  
Front aspect double glazed window. Built-in wardrobe. Fitted carpet. TV point. Radiator.

### Bedroom 2

15' 1" max x 10' 7" max ( 4.60m max x 3.23m max )  
Front aspect double glazed window. Cupboard. Fitted carpet. Radiator.

### Bedroom 3

9' max x 8' 11" max ( 2.74m max x 2.72m max )  
Rear aspect double glazed window. Fitted carpet. Radiator.

## Bathroom

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Radiator.

## Outside

The enclosed rear garden is mainly laid to lawn with a patio area. There is a garden shed and rear pedestrian access.

## Agents Note

There is a service/maintenance charge of £18.58 per calendar month.



Ground Floor



First Floor

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)



**check out more properties at** [fox-and-sons.co.uk](http://fox-and-sons.co.uk)



welcome to

## Naomi Close, Mosterton

- Mid Terraced House
- Three Bedrooms
- Kitchen / Diner
- Enclosed Rear Garden And Allocated Parking
- NO ONWARD CHAIN!
- Council Tax Band: C

Tenure: Freehold EPC Rating: C

**£295,000**



Please note the marker reflects the postcode not the actual property

**check out more properties at [fox-and-sons.co.uk](https://fox-and-sons.co.uk)**



Property Ref:  
CRK106163 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01460 73421**



[Crewkerne@fox-and-sons.co.uk](mailto:Crewkerne@fox-and-sons.co.uk)



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**