



Broad Oak Avenue, Mosterton, Beaminster DT8 3JH

welcome to

Broad Oak Avenue, Mosterton, Beaminster

A modern detached bungalow in the popular village of Mosterton, The property, offers kitchen, open plan kitchen/dining room, lounge, sunroom, two double bedrooms, a good sized single and bathroom. Outside there is a garden, solar panels, garage and driveway. NO CHAIN!



Entrance Hall

Side aspect double glazed door. Radiator.

Lounge

20' 6" x 10' 2" max (6.25m x 3.10m max)
Side aspect double glazed window. Rear aspect double glazed doors. Radiator. TV point. Loft access. Internal bi-fold doors into dining area.

Kitchen/ Diner

16' 4" plus bay recess x 11' 3" (4.98m plus bay recess x 3.43m)

Side aspect double glazed door and window. Rear aspect double glazed bay window. Fitted with a range of base and wall units. Peninsula with work surfaces incorporating a sink. Induction hob and double oven. Integrated Fridge/ Freezer, washing machine and dishwasher. TV Point.

Sunroom

10' 3" x 7' 9" (3.12m x 2.36m)
Side aspect double glazed window. Rear aspect double glazed doors. Double glazed roof light.

Bathroom

Two side aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps, wash hand basin and WC. Walk in shower with electric shower over. Towel heater. Partially tiled.

Inner Hall

Two cupboards. Fitted carpets.

Bedroom 1

11' 8" x 10' 3" max into wardrobes (3.56m x 3.12m max into wardrobes)
Front aspect double glazed window. Radiator. Fitted wardrobe.

Bedroom 2

11' 3" x 8' 5" (3.43m x 2.57m)
Front aspect double glazed window. Radiator. Fitted carpets.

Bedroom 3

7' 10" x 7' 9" (2.39m x 2.36m)
Side aspect double glazed window. Radiator. Fitted carpets.

Garage/ Workshop

21' 11" x 11' 1" max (6.68m x 3.38m max)
Up-and-over door. Side aspect single glazed door. Rear aspect single glazed window with secondary glazing. Power and light connected.

Outside

At the front of the property the garden is laid to lawn with a driveway providing parking for several cars and leading to the garage. To the rear the garden is again mainly laid to lawn with a mixture of shrubs and trees. There is a covered patio seating area against the house and a further seating area in the rear corner of the garden.



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



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welcome to

Broad Oak Avenue, Mosterton, Beaminster

- Three Bedroom Detached Bungalow
- Sought After Village Location
- Owned Solar Panels And Water Softener
- Recently Renovated
- Garage And Driveway Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK106066 - 0002

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