



19, Stoke Water House, Beaminster, Dorset

A two bedroom ground floor apartment with garage located in a rural complex with communal gardens.

Guide Price

£190,000

Leasehold - Share of Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

19, Stoke Water House, Beaminster, Dorset, DT8 3LW

- Recently refurbished
 - Two bedroom
 - Garage
 - Rural setting
 - No onward chain
- Leasehold 977 years and 3 months remaining
 - Ground Rent £0
 - Service Charge £249.00 per month

Viewing strictly by appointment
Symonds & Sampson
01308 863100





The property has undergone extensive works and now offers comfortable accommodation. The living area is open plan and there are two double bedrooms. This property resides in a complex made up of a number of converted apartments and single story buildings surrounded by beautiful communal gardens. There is also a garage located in block nearby. There is no onward chain. Double glazing and LPG central heating.

Internal description

The property is laid out as follows

Entrance door into the main open plan living area. This comprises of a comfortable sitting area with views to the side over the communal courtyard. Space for a table and chairs.

The kitchen is modern with high gloss units topped in a wood effect laminate surface. There are a number of integrated items including an eye-level self-cleaning oven, electric hob and extraction fan. Space and plumbing for a

washing machine. Storage cupboard.

There is a central hall with all doors leading off and a back door at the far end. Airing cupboard with LPG boiler.

There are two bedrooms. The master bedroom is a generous double with views to the side over the courtyard. The single bedroom has excellent built in storage.

The family shower room offers a spacious shower with basin and W.C.

Location

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered

around the town Square. There is also an annual music festival. The surrounding countryside and superb coast, which is designated a World Heritage Site and has recently been used in the filming of Broadchurch can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is a main line railway service to London (Waterloo).

Outside

Outside are beautiful communal gardens. The property benefits from a garage to be found in a block close by.

Services

Mains water and electricity are connected. Filtration plant. Calor Gas heating.

Local Authority

Dorset Council - 01305 251010
Council Tax Band B.

Service Charge
Payable to Stoke Water House Ltd of £249.00 per month.

Ground Rent
£0

Lease Details
Leasehold 977 years and 3 months remaining



Stoke Water House, Beaminster, Dorset

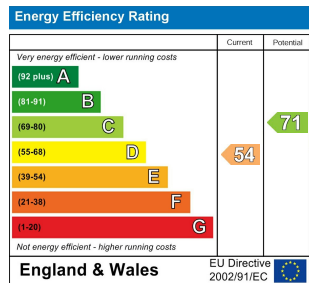
Approximate Area = 607 sq ft / 56.4 sq m
Garage = 126 sq ft / 11.7 sq m
Total = 733 sq ft / 68.1 sq m

For identification only - Not to scale



GROUND FLOOR

Directions
From our Beaminster Office turn right and proceed on the A3066 towards the mini roundabout. Turn left at the mini round about signposted Broadwindsor. Continue along this road passing the shop on the left-hand side and turn left signposted Stoke Abbott. Continue along this road and Stoke Water House will be found on the right-hand side. Proceed up the drive and Number 19 will be found at the rear of the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 894537



CEC20.09.2022/3428 amended 28.6.23, 26.7.24

01308 863100
Symonds & Sampson 36 Hoghill Street
Beaminster
Dorset
DT8 3AA
beaminsters@symondsandsampson.co.uk

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